



**King County
Housing
Authority**

HYBRID MEETING OF THE BOARD OF COMMISSIONERS

**Monday, November 17, 2025
3:00 pm**

Webinar Meeting:

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

Webinar ID: 842 4481 4646

Phone: (253) 215-8782

HYBRID

MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Monday November 17, 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** **2**
 - A. Voucher Certification Reports for September 2025
- VII. Resolutions for Discussion**
 - A. Resolution No. 5808**–Payment Standards **3**
 - B. Resolution No. 5809** – Authorizing the Submission of RAD Program Applications for All Public Housing Units in Cohort 2 **4**
- VIII. Reports**
 - A. Resident Characteristics Report **5**
 - B. Second Quarter Write-Off Report **6**
- 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.

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

Monday, October 20, 2025

I. CALL TO ORDER

The regular monthly meeting of the King County Housing Authority Board of Commissioners was held as a special hybrid meeting on Monday, October 20, 2025. There being a quorum, the hybrid meeting was called to order by Chair Lee at 3:01 p.m.

II. ROLL CALL

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

Absent: Commissioner Regina Elmi

III. PUBLIC COMMENT

No Public Comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – September 15, 2025

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the September 15, 2025 meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved the October 20, 2025, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for August 2025

B. Resolution 5803 – Acquisition of Investor Interests' in Vantage Point Apartments LLC

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the October 20, 2025, hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5804 – Approving KCHA’s Moving to Work Annual Plan for Fiscal Year 2026

Jessica de Barros, VP of Policy & Intergovernmental Affairs and Andria Lazaga, VP of Compliance & Policy explained the reasoning and why it’s so important.

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

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

On motion by Commissioner Tina Keys, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5804.

B. Resolution No. 5805 – Haven Apartments Acquisition Authorization

Lauren Mathisen, Executive VP of Real Estate Development described the location and context of the complex.

- 246 units, built in 1981
 - 32 Studios
 - 35 – 1 Bedroom
 - 151 – 2 Bedroom
 - 28 – 3 Bedroom
- Existing tenants will remain in place
- Workforce housing

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5805.

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

Lauren Mathisen, Executive VP of Real Estate Development explained the reasoning and plan.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved Resolution 5806.

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

Tonya Harlan, Executive VP of People and Culture presented the resolution to the Commissioners.

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5807.

VIII. BRIEFINGS AND REPORTS

A. Increasing 2025 Going Beyond Payment Standards

Pam Taylor, Senior VP of HCVP presented about KCHA's goal to improve shopping success rates for HCV Program Participants.

B. Second Quarter 2025 Executive Dashboard

Jessica de Barros, VP of Policy and Intergovernmental Affairs gave a brief summary of the households served as of June 2025.

C. 2024 Single Audit Report

Saeed Hajarizadeh, Executive VP of Administration gave a summary of the audit. KCHA is required to have an audit performed each year. The financial information represents the financial health of the housing authority.

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave news updates.

- We are still in the Government Shutdown. As far as the impact, HUD received advanced funding in October, so they will be funded through December.
- The Senate passed the Road to Housing bill. Many elements of that bill have provisions for MTW authorities. There are some wins, including the expansion of more MTW housing authorities into an additional cohort that would allow for more housing authorities to experience some of the flexibilities around MTW provisions. There are also certain challenges with respect to this, the report requires a certain amount of reporting from HUD or housing authorities for MTW authorities and some of these things are not easy to monitor. It will also attempt

- to cap spending for local non-traditional programming. If there was a cap, we would some of our most innovative work would not be able to accomplish it.
- Next Wednesday, there will be some staff including myself, Jessica de Barros, Andria Lazaga and Commissioner Keys that will be doing Hill visits in Washington DC with respect to our congressional delegation. We have visits scheduled with Senators Murray and Cantwell, congressional representative Adam Smith and Kim Schrier. Washington State's Congressional delegations has been the strongest and most supportive in terms of providing access and being champions of affordable housing. I will report back next month in terms of the conversations from our Hill visits. A lot of the focus will be on emergency housing vouchers. That's particularly challenging for us as a housing authority and while they will impact us in 2027, the preparations start now.
 - Locally, we have our special purpose voucher categories where we are oversubscribed. For our mainstream – vouchers that are not elderly disabled individuals. On our regular voucher program, our MTW block grant vouchers, are funded separately. We have applied for shortfall funding because we have expended all of the funds. In 2025, HUD prorated mainstream to 92% of funding opposed to 100%. Our only challenge is we are over \$2 million spent. HUD takes all the funds and when programs are in shortfall, they recapture all the reserves and spread them out to housing authorities that need them.

X. COMMISSIONER COMMENTS

None.

XI. ADJOURNMENT

Chair Lee adjourned the meeting at 4:30 p.m.

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

JERRY LEE, Chair
Board of Commissioners

ROBIN WALLS

President/CEO and Secretary-Treasurer

T A B N U M B E R

2



King County Housing Authority

To: Board of Commissioners

From: Mary Osier, Accounting Manager

Date: November 6, 2025

Re: **VOUCHER CERTIFICATION FOR SEPTEMBER 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
November 6, 2025

Bank Wires / ACH Withdrawals		10,763,868.66
	<i>Subtotal</i>	10,763,868.66
Accounts Payable Vouchers		
Key Bank Checks - #359168-359533		6,032,327.11
Tenant Accounting Checks - #12548-12561		4,541.28
	<i>Subtotal</i>	6,036,868.39
Payroll Vouchers		
Checks - #912485055-912485058 & 912546818-912546830 & 912630348-912630362		104,321.54
Direct Deposit		2,804,754.83
	<i>Subtotal</i>	2,909,076.37
Section 8 Program Vouchers		
Checks - #658781-659547		1,831,776.53
ACH - #651085-653462		22,100,889.36
	<i>Subtotal</i>	23,932,665.89
Purchase Card / ACH Withdrawal		466,191.54
	<i>Subtotal</i>	466,191.54
	GRAND TOTAL	\$ 44,108,670.85

TO:

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

FROM:

Wen Xu, Director of Asset Management

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

Wen Xu

Property	Wired to Operating Account for Obligations of Property			Notes:
	Date	Wire Transaction	Claim	
Bellepark	09/03/2025	\$ 12,384.74	AP & Payroll	
Hampton Greens	09/03/2025	\$ 31,591.84	AP & Payroll	
Kendall Ridge	09/03/2025	\$ 40,044.23	AP & Payroll	
Landmark	09/03/2025	\$ 32,212.58	AP & Payroll	
Riverstone	09/03/2025	\$ 23,343.50	AP & Payroll	
Salmon Creek	09/03/2025	\$ 7,708.16	AP & Payroll	
Woodside East	09/03/2025	\$ 14,747.48	AP & Payroll	
Alpine Ridge	09/04/2025	\$ 398.23	AP	
Arbor Heights	09/04/2025	\$ 15,369.21	AP	
Aspen Ridge	09/04/2025	\$ 16,120.00	AP	
Auburn Square	09/04/2025	\$ 15,673.92	AP	
Carriage House	09/04/2025	\$ 4,597.87	AP	
Carrington	09/04/2025	\$ 3,275.57	AP	
Cascadian	09/04/2025	\$ 21,531.46	AP	
Colonial Gardens	09/04/2025	\$ 3,697.20	AP	
Fairwood	09/04/2025	\$ 5,926.75	AP	
Heritage Park	09/04/2025	\$ 6,781.70	AP	
Highlander	09/04/2025	\$ 700.08	AP	
Laurelwood	09/04/2025	\$ 5,701.53	AP	
Meadows	09/04/2025	\$ 3,279.79	AP	
Newport	09/04/2025	\$ 12,048.47	AP	
Newporter	09/04/2025	\$ 10,498.16	AP	
Overlake	09/04/2025	\$ 12,997.44	AP	
Parkwood	09/04/2025	\$ 1,113.55	AP	
Pinewood Village	09/04/2025	\$ 8,685.45	AP	
Plum Court	09/04/2025	\$ 9,990.57	AP	
Rainier View I	09/04/2025	\$ 20,762.42	AP	
Rainier View li	09/04/2025	\$ 9,404.26	AP	

Sandpiper East	09/04/2025	\$ 4,765.09	AP	
Si View	09/04/2025	\$ 6,706.58	AP	
Southwood Square	09/04/2025	\$ 23,910.97	AP	
Sterling Ridge	09/04/2025	\$ 7,517.80	AP	
Timberwood	09/04/2025	\$ 11,664.80	AP	
Vashon Terrace	09/04/2025	\$ 2,575.20	AP	
Walnut Park	09/04/2025	\$ 8,493.11	AP	
Windsor Heights	09/04/2025	\$ 35,063.15	AP	
Woodridge Park	09/04/2025	\$ 3,719.90	AP	
Tall Cedars	09/05/2025	\$ 457.54	AP	
Argyle	09/10/2025	\$ 58,619.16	AP & Payroll	
Ballinger Commons	09/10/2025	\$ 266,738.17	AP & Payroll	
Bellepark	09/10/2025	\$ 15,778.54	AP	
Brier Woods	09/10/2025	\$ 58,888.60	AP & Payroll	
Emerson	09/10/2025	\$ 138,766.74	AP & Payroll	
Gilman Square	09/10/2025	\$ 35,775.57	AP & Payroll	
Hampton Greens	09/10/2025	\$ 50,179.14	AP	
Kendall Ridge	09/10/2025	\$ 122,885.96	AP	
Landmark	09/10/2025	\$ 15,719.11	AP	
Meadowbrook	09/10/2025	\$ 34,880.19	AP & Payroll	
Riverstone	09/10/2025	\$ 42,395.02	AP	
Surrey Downs	09/10/2025	\$ 58,597.16	AP & Payroll	
Villages At South Station	09/10/2025	\$ 65,160.28	AP & Payroll	
Woodside East	09/10/2025	\$ 14,642.00	AP	
Alpine Ridge	09/11/2025	\$ 11,255.02	AP & Payroll	
Arbor Heights	09/11/2025	\$ 23,281.20	AP & Payroll	
Aspen Ridge	09/11/2025	\$ 7,207.75	AP & Payroll	
Auburn Square	09/11/2025	\$ 20,255.74	AP & Payroll	
Carriage House	09/11/2025	\$ 26,581.01	AP & Payroll	
Carrington	09/11/2025	\$ 10,823.48	AP & Payroll	
Cascadian	09/11/2025	\$ 338,710.84	AP & Payroll	
Colonial Gardens	09/11/2025	\$ 7,786.43	AP & Payroll	
Cottonwood	09/11/2025	\$ 19,311.28	AP & Payroll	
Cove East	09/11/2025	\$ 37,936.78	AP & Payroll	
Fairwood	09/11/2025	\$ 11,980.50	AP & Payroll	
Henry House	09/11/2025	\$ 12,762.51	AP & Payroll	
Heritage Park	09/11/2025	\$ 34,513.88	AP & Payroll	
Highlander House	09/11/2025	\$ 2,752.06	AP & Payroll	
Juanita View	09/11/2025	\$ 23,428.29	AP & Payroll	
Laurelwood	09/11/2025	\$ 19,770.36	AP & Payroll	

Meadows	09/11/2025	\$ 19,110.87	AP & Payroll	
Newport	09/11/2025	\$ 19,380.73	AP & Payroll	
Newporter	09/11/2025	\$ 20,339.11	AP & Payroll	
Nia	09/11/2025	\$ 39,881.54	AP & Payroll	
Overlake	09/11/2025	\$ 336,021.37	AP & Payroll	
Parkwood	09/11/2025	\$ 15,041.07	AP & Payroll	
Pinewood Village	09/11/2025	\$ 23,665.11	AP & Payroll	
Plum Court	09/11/2025	\$ 31,768.06	AP & Payroll	
Rainier View I	09/11/2025	\$ 3,024.22	AP	
Rainier View li	09/11/2025	\$ 8,039.77	AP	
Salmon Creek	09/11/2025	\$ 77,285.17	AP & Payroll	
Sandpiper East	09/11/2025	\$ 27,475.84	AP & Payroll	
Seola Crossing	09/11/2025	\$ 138,922.68	AP & Payroll	
Seola Crossing	09/11/2025	\$ 128,676.57	AP & Payroll	
Si View	09/11/2025	\$ 1,259.90	AP	
Southwood Square	09/11/2025	\$ 23,519.09	AP & Payroll	
Sterling Ridge	09/11/2025	\$ 29,755.05	AP & Payroll	
Timberwood	09/11/2025	\$ 40,112.96	AP & Payroll	
Walnut Park	09/11/2025	\$ 27,274.22	AP & Payroll	
Windsor Heights	09/11/2025	\$ 78,119.77	AP & Payroll	
Woodridge Park	09/11/2025	\$ 41,969.68	AP & Payroll	
Bellepark	09/17/2025	\$ 44,337.03	AP & Payroll	
Hampton Greens	09/17/2025	\$ 44,010.86	AP & Payroll	
Kendall Ridge	09/17/2025	\$ 58,112.60	AP & Payroll	
Landmark	09/17/2025	\$ 96,592.37	AP & Payroll	
Riverstone	09/17/2025	\$ 41,577.51	AP & Payroll	
Woodside East	09/17/2025	\$ 20,704.57	AP & Payroll	
Alpine Ridge	09/18/2025	\$ 3,559.44	AP	
Arbor Heights	09/18/2025	\$ 6,950.92	AP	
Aspen Ridge	09/18/2025	\$ 45,773.39	AP	
Auburn Square	09/18/2025	\$ 32,315.90	AP	
Carriage House	09/18/2025	\$ 3,302.94	AP	
Carrington	09/18/2025	\$ 9,700.71	AP	
Cascadian	09/18/2025	\$ 2,433.86	AP	
Colonial Gardens	09/18/2025	\$ 1,033.74	AP	
Fairwood	09/18/2025	\$ 16,744.89	AP	
Heritage Park	09/18/2025	\$ 18,979.18	AP	
Highlander House	09/18/2025	\$ 99.50	AP	
Laurelwood	09/18/2025	\$ 4,884.07	AP	
Meadows	09/18/2025	\$ 10,319.99	AP	

Newport	09/18/2025	\$ 8,706.84	AP	
Newporter	09/18/2025	\$ 12,886.45	AP	
Overlake	09/18/2025	\$ 29,179.59	AP	
Parkwood	09/18/2025	\$ 18,314.25	AP	
Pinewood Village	09/18/2025	\$ 2,111.64	AP	
Plum Court	09/18/2025	\$ 9,338.00	AP	
Rainier View I	09/18/2025	\$ 4,235.86	AP	
Rainier View li	09/18/2025	\$ 3,905.30	AP	
Sandpiper East	09/18/2025	\$ 82,327.52	AP	
Si View	09/18/2025	\$ 639.83	AP	
Southwood Square	09/18/2025	\$ 24,388.00	AP	
Sterling Ridge	09/18/2025	\$ 17,461.84	AP	
Tall Cedars	09/18/2025	\$ 9,913.99	AP	
Timberwood	09/18/2025	\$ 16,431.30	AP	
Vashon Terrace	09/18/2025	\$ 3,977.00	AP	
Walnut Park	09/18/2025	\$ 57,950.97	AP	
Windsor Heights	09/18/2025	\$ 49,616.54	AP	
Woodridge Park	09/18/2025	\$ 20,271.32	AP	
Arbor Heights	09/19/2025	\$ 84,000.00	Q3 - Distribution	
Auburn Square	09/19/2025	\$ 200,000.00	Q3 - Distribution	
Ballinger Commons	09/19/2025	\$ 1,500,000.00	Q3 - Distribution	
Bellepark	09/19/2025	\$ 350,000.00	Q3 - Distribution	
Colonial Gardens	09/19/2025	\$ 75,000.00	Q3 - Distribution	
Cottonwood	09/19/2025	\$ 100,000.00	Q3 - Distribution	
Cove East	09/19/2025	\$ 200,000.00	Q3 - Distribution	
Emerson	09/19/2025	\$ 500,000.00	Q3 - Distribution	
Gilman Square	09/19/2025	\$ 500,000.00	Q3 - Distribution	
Hampton Greens	09/19/2025	\$ 1,000,000.00	Q3 - Distribution	
Heritage Park	09/19/2025	\$ 158,000.00	Q3 - Distribution	
Juanita View	09/19/2025	\$ 400,000.00	Q3 - Distribution	
Kendall Ridge	09/19/2025	\$ 325,000.00	Q3 - Distribution	
Meadowbrook	09/19/2025	\$ 100,000.00	Q3 - Distribution	
Newport	09/19/2025	\$ 300,000.00	Q3 - Distribution	
Newporter	09/19/2025	\$ 350,000.00	Q3 - Distribution	
Overlake	09/19/2025	\$ 1,382,877.95	Q3 - Distribution	
Parkwood	09/19/2025	\$ 250,000.00	Q3 - Distribution	
Pinewood Village	09/19/2025	\$ 233,500.00	Q3 - Distribution	
Riverstone	09/19/2025	\$ 700,000.00	Q3 - Distribution	
Sandpiper East	09/19/2025	\$ 400,000.00	Q3 - Distribution	
Sterling Ridge	09/19/2025	\$ 350,000.00	Q3 - Distribution	

Tall Cedars	09/19/2025	\$ 200,000.00	Q3 - Distribution	
Timberwood	09/19/2025	\$ 500,000.00	Q3 - Distribution	
Villages At South Station	09/19/2025	\$ 400,000.00	Q3 - Distribution	
Walnut Park	09/19/2025	\$ 450,000.00	Q3 - Distribution	
Woodside East	09/19/2025	\$ 700,000.00	Q3 - Distribution	
Argyle	09/24/2025	\$ 24,698.76	AP & Payroll	
Ballinger Commons	09/24/2025	\$ 351,240.74	AP & Payroll	
Bellepark	09/24/2025	\$ 9,925.10	AP	
Brier Woods	09/24/2025	\$ 76,767.69	AP & Payroll	
Emerson	09/24/2025	\$ 199,165.47	AP & Payroll	
Gilman Square	09/24/2025	\$ 38,245.01	AP & Payroll	
Hampton Greens	09/24/2025	\$ 162,415.10	AP	
Kendall Ridge	09/24/2025	\$ 29,063.01	AP	
Landmark	09/24/2025	\$ 20,201.08	AP	
Meadowbrook	09/24/2025	\$ 47,541.83	AP & Payroll	
Riverstone	09/24/2025	\$ 34,494.04	AP	
Surrey Downs	09/24/2025	\$ 77,895.31	AP & Payroll	
Villages At South Station	09/24/2025	\$ 80,583.06	AP & Payroll	
Woodside East	09/24/2025	\$ 13,869.23	AP	
Alpine Ridge	09/25/2025	\$ 11,965.71	AP & Payroll & OCR & Management fees	
Arbor Heights	09/25/2025	\$ 22,976.94	AP & Payroll & OCR & Management fees	
Aspen Ridge	09/25/2025	\$ 36,507.93	AP & Payroll & OCR & Management fees	
Auburn Square	09/25/2025	\$ 59,818.86	AP & Payroll & OCR & Management fees	
Carriage House	09/25/2025	\$ 59,994.00	AP & Payroll & OCR & Management fees	
Carrington	09/25/2025	\$ 49,207.14	AP & Payroll & OCR & Management fees	
Cascadian	09/25/2025	\$ 44,187.20	AP & Payroll & OCR & Management fees	
Colonial Gardens	09/25/2025	\$ 23,361.85	AP & Payroll & OCR & Management fees	
Cottonwood	09/25/2025	\$ 11,766.04	AP & Payroll	
Cove East	09/25/2025	\$ 59,642.32	AP & Payroll	
Fairwood	09/25/2025	\$ 69,323.75	AP & Payroll & OCR & Management fees	
Henry House	09/25/2025	\$ 13,223.85	AP & Payroll	
Heritage Park	09/25/2025	\$ 18,379.35	AP & Payroll & OCR & Management fees	
Highlander House	09/25/2025	\$ 18,379.35	AP & Payroll & OCR & Management fees	
Juanita View	09/25/2025	\$ 32,062.25	AP & Payroll	
Laurelwood	09/25/2025	\$ 30,523.17	AP & Payroll & OCR & Management fees	
Meadows	09/25/2025	\$ 24,951.58	AP & Payroll & OCR & Management fees	
Newport	09/25/2025	\$ 27,941.68	AP & Payroll & OCR & Management fees	
Newporter	09/25/2025	\$ 23,738.50	AP & Payroll & OCR & Management fees	
Nia	09/25/2025	\$ 29,646.23	AP & Payroll	
Parkwood	09/25/2025	\$ 21,627.82	AP & Payroll & OCR & Management fees	

Pinewood Village	09/25/2025	\$ 24,763.32	AP & Payroll & OCR & Management fees	
Plum Court	09/25/2025	\$ 28,466.29	AP & Payroll & OCR & Management fees	
Rainier View I	09/25/2025	\$ 14,756.49	AP & Payroll	
Rainier View li	09/25/2025	\$ 7,742.73	AP & Payroll	
Salmon Creek	09/25/2025	\$ 24,405.21	AP & Payroll	
Sandpiper East	09/25/2025	\$ 45,643.57	AP & Payroll & OCR & Management fees	
Seola Crossing	09/25/2025	\$ 28,370.99	AP & Payroll	
Seola Crossing	09/25/2025	\$ 21,276.88	AP & Payroll	
Si View	09/25/2025	\$ 6,692.27	AP & Payroll	
Southwood Square	09/25/2025	\$ 46,059.65	AP & Payroll & OCR & Management fees	
Sterling Ridge	09/25/2025	\$ 31,549.53	AP & Payroll & OCR & Management fees	
Tall Cedars	09/25/2025	\$ 16,674.42	AP & Payroll & OCR & Management fees	
Timberwood	09/25/2025	\$ 110,167.73	AP & Payroll & OCR & Management fees	
Vashon Terrace	09/25/2025	\$ 4,147.67	AP & Payroll	
Walnut Park	09/25/2025	\$ 37,972.78	AP & Payroll & OCR & Management fees	
Windsor Heights	09/25/2025	\$ 53,781.25	AP & Payroll & OCR & Management fees	
Woodridge Park	09/25/2025	\$ 74,527.50	AP & Payroll & OCR & Management fees	
	205 Wires	\$ 18,147,282.74		

T A B N U M B E R

3



To: Board of Commissioners

From: Pam Taylor, Senior Vice President of HCV

Date: November 17, 2025

Re: **Resolution No. 5808** Authorizing Higher Payment Standards for the Housing Choice Voucher Program

As the Senior Vice President of the HCV department, it is my commitment to ensure that our voucher holders have access to affordable housing options in the community. This continues to be a challenging task, especially considering the rising housing costs and the limited funding available for our programs.

We analyzed the data over the past year and considered the impact of the previous increases. The conclusion we came to is that our payment standards for nearly all areas in our jurisdiction are maintaining their effectiveness. There is one slight increase that we will be detailing in our proposal regarding one-bedrooms in our 4th Tier.

We have decided that a 2% increase to the one-bedroom payment standards in our 4th Tier would allow the agency to respond to the immediate need of our clients, while preventing any change from leading the market. KCHA will be conducting an analysis of the distribution of its zip code and tier assignments to consider other factors that impact our payment standards and will be including this in our 2026 mid-year payment standards review.

We collaborated with our front-line staff which confirmed our recommendation that our current payment standards are effective in most areas in our jurisdiction, and that further analysis on the layout of our tier system is needed.

Background

Traditionally, housing authorities have a single payment standard set by HUD, based on 40 percent of units being affordable with a voucher (referred to as the 40th percentile). KCHA implemented multi-tiered standards in 2016, setting different payment standards for different regions of the county (see Exhibit 1), and began conducting biannual reviews of payment standards in 2018. Social Impact research & evaluation staff conducts the analysis in support of HCV decision-making; reviews occur at the middle (June) and end (December) of each year. The purpose of the reviews is to check the effectiveness of existing payment standards and ensure that they are not lagging the market to such a degree that voucher holders cannot lease up throughout the remainder of the year.

Current 2BR Payment Standard (last adjusted at year-end 2024 review)	
Tier 1	\$2,020
Tier 2	\$2,030
Tier 3	\$2,070
Tier 4	\$2,180
Tier 5	\$2,530
Tier 6	\$2,800

KCHA Payment Standard Tiers

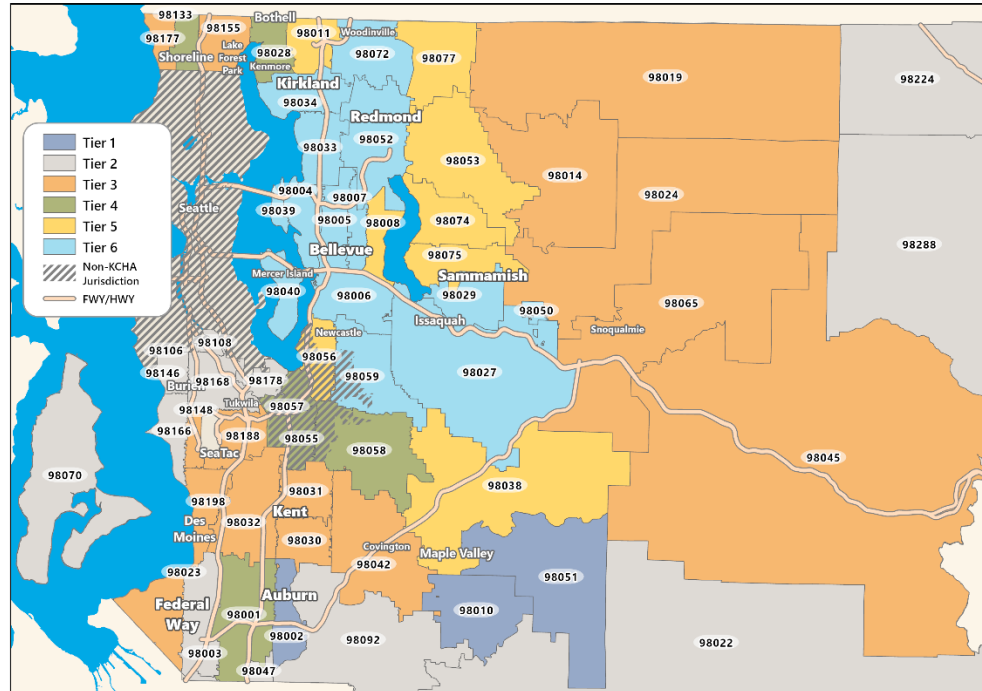


Exhibit 1

Meeting Our Goals

We have three data-driven goals in mind when determining our payment standard amounts, in addition to trying to meet the 40th percentile of affordable units:

- 1) Support shopping success: if we don't set our payment standards at the right amount, families will struggle to find a place that they can afford.
- 2) Increasing geographic choice: we want families to find a unit in any area of the county they want to live in, not just the most affordable areas.
- 3) Ensure cost containment: by having lower payment standards in more affordable areas, we ensure that the agency is not overspending on housing costs.

Shopping Success

The data from the 2026 review demonstrates that while payment standards are generally effective in supporting voucher holders' ability to lease units, there is a notable gap in Tier 4. In this tier, 60% of families are now renting above the payment standard, compared to an overall rate of 46% across all tenant-based households. Recent movers in Tiers 1–3 are typically able to lease units at or below the payment standard, but in Tier 4, market rents for 1BR units have outpaced the current standard. This supports the recommendation for a targeted 2% increase to the Tier 4 1BR payment standard to improve shopping success and maintain equitable access to housing throughout King County.

Increasing Geographic Choice

Recent trends show that while most KCHA households continue to reside in South King County (Tiers 2 and 3), there has been a notable increase in families leasing units in higher-opportunity neighborhoods, particularly in Tier 6 on the Eastside. Nearly one in five households now lives in Tier 6, reflecting improved access to a broader range of communities. Maintaining competitive payment standards in lower tiers remains essential to ensure that families who wish to stay in more affordable areas are not priced out, even as geographic mobility expands.

Market Rents and Changes Over Time

Market data from 2025 shows that rents have continued to incrementally rise in most tiers, with the largest increases observed in Tier 4. For example, the 40th percentile rent for 1BR units in Tier 4 increased by nearly 5% over the past year, outpacing the current payment standard. While rent increases have become less frequent (roughly 4,000 approved by September 2025 compared to 5,150 in September 2024), the median increase is at \$92.

Recommended Payment Standard Adjustments

Staff recommends a two (2) percent increase in payment standard for one-bedrooms in Tier 4. This will ensure that new households will be more successful in leasing units in areas currently facing low voucher effectiveness, current households will face lower shelter burdens, and geographic mobility will be maintained should they decide to move.

KCHA will again conduct a payment standards analysis beginning in May 2026, with any potential adjustments effective July 1st, 2026.

KCHA will continue to monitor rental costs and shopping success trends over the next six months in advance of our mid-year review. KCHA is proposing to implement new payment standards for new households on January 1st, and then on a rolling basis at existing households' next interim, annual reexamination, or during the implementation of our Total Tenant Payment (TTP) adjustment.

Approval of Resolution 5808 is recommended.

APPENDIX A: 2026 Multi-Tiered Payment Standards

Proposed Payment Standards Amounts Effective January 1, 2026

	1BR	2BR	3BR	4BR
Tier 1	\$1,690 \$0	\$2,020 \$0	\$2,640 \$0	\$3,440 \$0
Tier 2	\$1,700 \$0	\$2,030 \$0	\$2,650 \$0	\$3,460 \$0
Tier 3	\$1,720 \$0	\$2,070 \$0	\$2,690 \$0	\$3,510 \$0
Tier 4	\$1,820 \$40	\$2,180 \$0	\$2,830 \$0	\$3,710 \$0
Tier 5	\$2,170 \$0	\$2,530 \$0	\$3,300 \$0	\$4,310 \$0
Tier 6	\$2,350 \$0	\$2,800 \$0	\$3,650 \$0	\$4,760 \$0

Payment Standards Annual Review 2026

Pam Taylor

Senior Vice President of HCVP

Agenda

01

Background

02

Analysis & Results

03

Conclusion & Proposal

04

Questions & Discussion

01

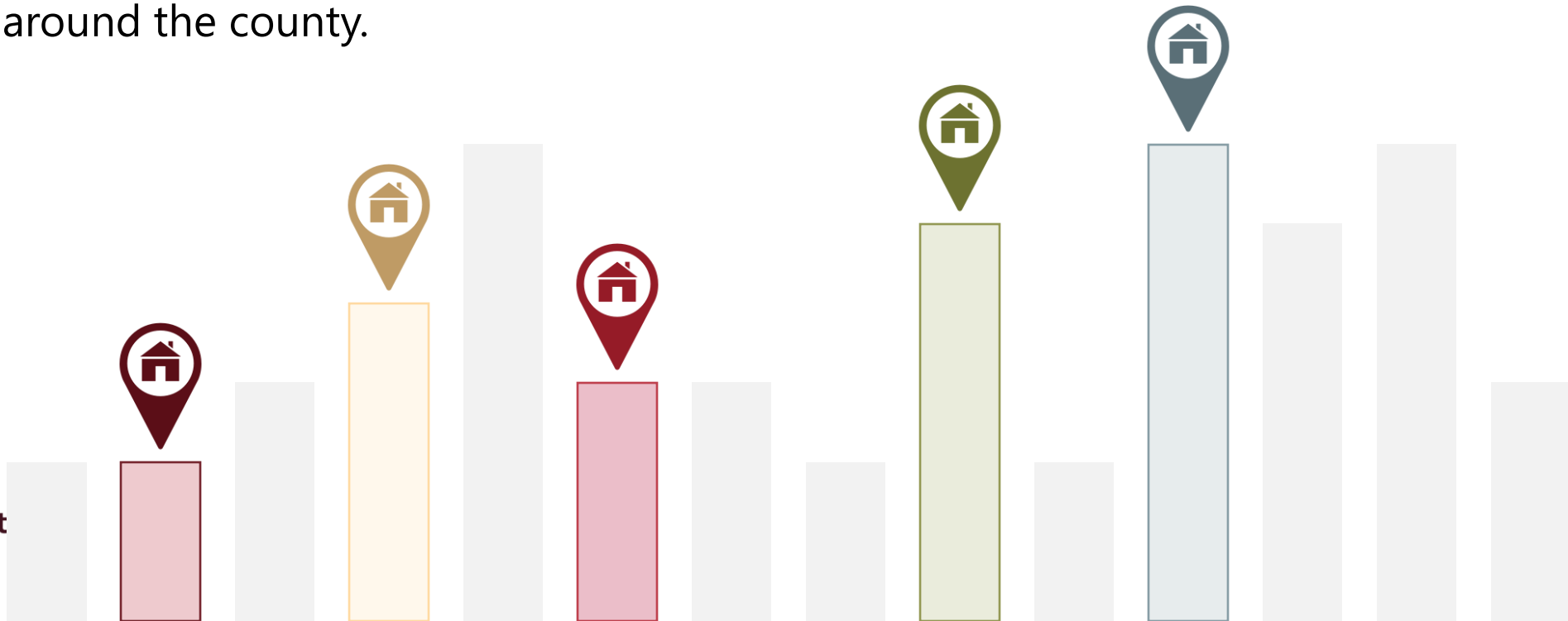
Background

Voucher Payment Standard

The maximum subsidy a housing authority can pay on behalf of a family.

Payment standards are typically established based on HUD Fair Market Rents, however KCHA has local autonomy in setting its payment standards due to its **Moving to Work** status.

KCHA has used its MTW flexibility to create multiple payment standards that reflect different market conditions around the county.



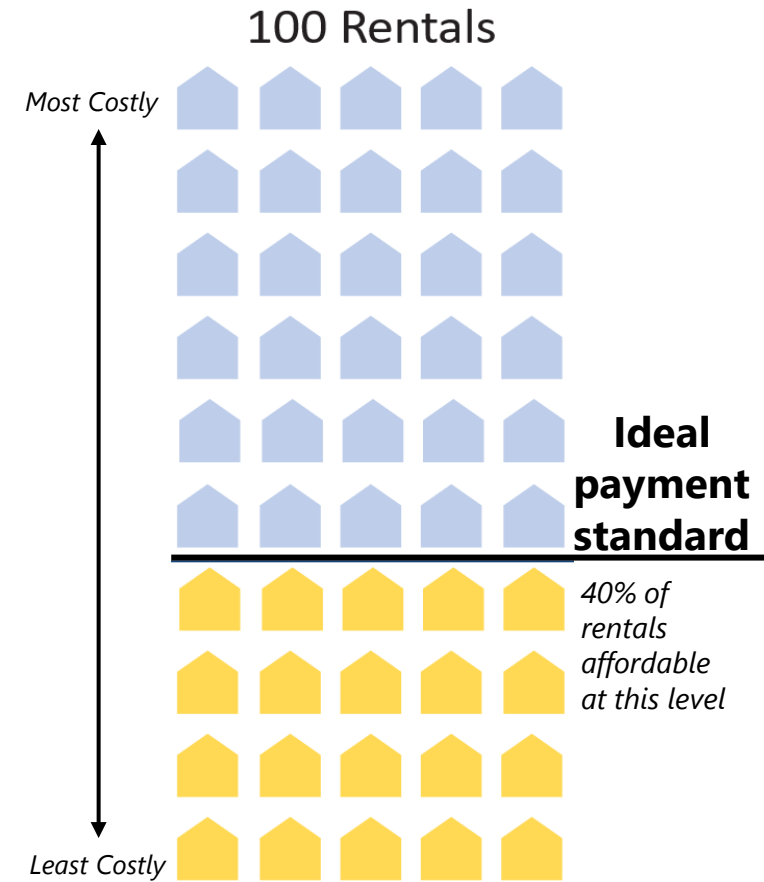
Multi-Tiered Payment Standards

KCHA groups zip codes with similar rental markets into 6 different tiers.

\$	Zip 1 Zip 2
\$\$	Zip 3 Zip 4 Zip 5
\$\$\$	Zip 6 Zip 7
\$\$\$\$	Zip 8 Zip 9 Zip 10 Zip 11
\$\$\$\$\$	Zip 12 Zip 13
\$\$\$\$\$\$	Zip 14 Zip 15 Zip 16

KCHA's goal is for each tier's payment standard to be **high enough to afford 40% of units** in that tier.

KCHA calculates a dollar amount from rental data that would **pay for 40% of units**, called the **40th percentile**.



Multi-Tiered Payment Standard Goals

In addition to aiming for the payment standard to cover 40% of units in each tier, KCHA considers several other objectives before setting the final payment standard amount.

Support
Shopping
Success



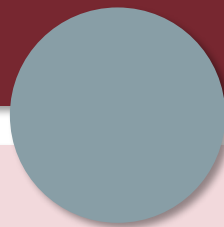
Support Cost
Containment



Increase
Geographic
Choice



Explanation of terms and concepts

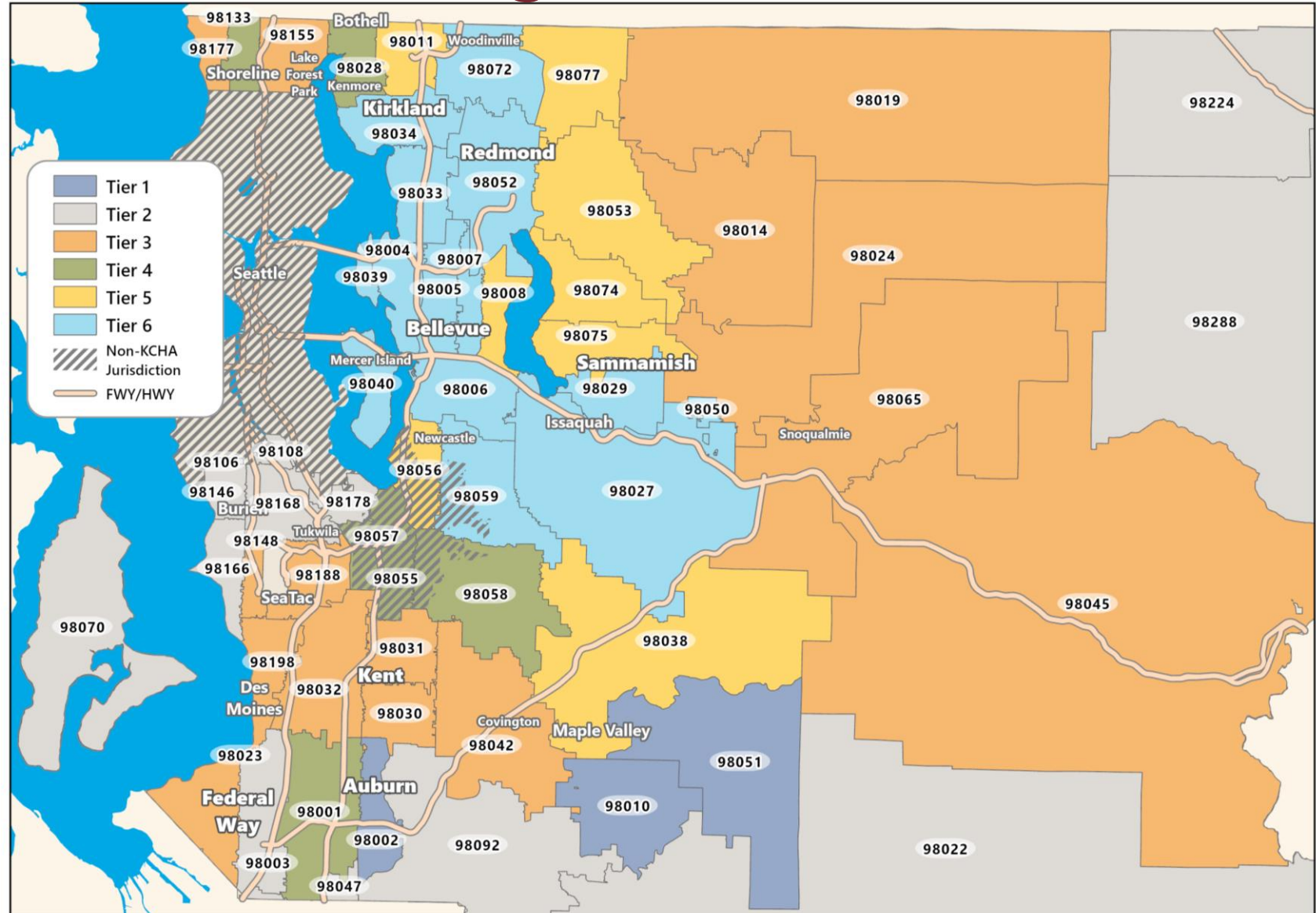


- **Total tenant payment (TTP):** This is the portion of income that all households are required to pay (31%/30.7%) towards their rent.
- **Rent over the payment standard:** A household in a unit that is more expensive than the payment standard pays the entire extra amount over the standard *in addition* to their required portion (TTP).
- **Rent burdened:** A household that is spending more than 40% of its income on rent. This can only happen when a household is leased in a unit over the payment standard and paying the extra amount on top of their TTP.
- **Overleased:** A household that chooses to rent a unit with more bedrooms than their assigned voucher bedroom size. These families are excluded from the rent burden analysis.



Map of Multi-tiered Payment Standards

2 BR Payment Standard	
Tier 1	\$2,020
Tier 2	\$2,030
Tier 3	\$2,070
Tier 4	\$2,180
Tier 5	\$2,530
Tier 6	\$2,800



Methodology: Current Data Sources

Rental Market: CoStar	Internal: KCHA household data
Data: For all buildings in database - number of units of each bedroom size and cost, sq footage, vacancy rates	Data: Individual household data for all 14,700 families with a voucher (tenant-based, project-based, port-ins)
Quality of units: buildings rated on luxury scale (1-5 stars), can filter data by star rating	Demographics: Certification data on income, household size, race, gender, age, language
historical / projections: Data for overall market, custom markets, individual buildings	Units: location, voucher size, unit size, rent amount, utility allowance, payment standard amount and year, structure type
Written reports: monthly reports on different submarkets (ex: Bellevue, Auburn, Kent)	Generated: tenant portion of rent, income spent on rent, Costs for KCHA, other missing data
	Staff Input: barriers to lease-up, landlord discussions, issues that wouldn't show in data

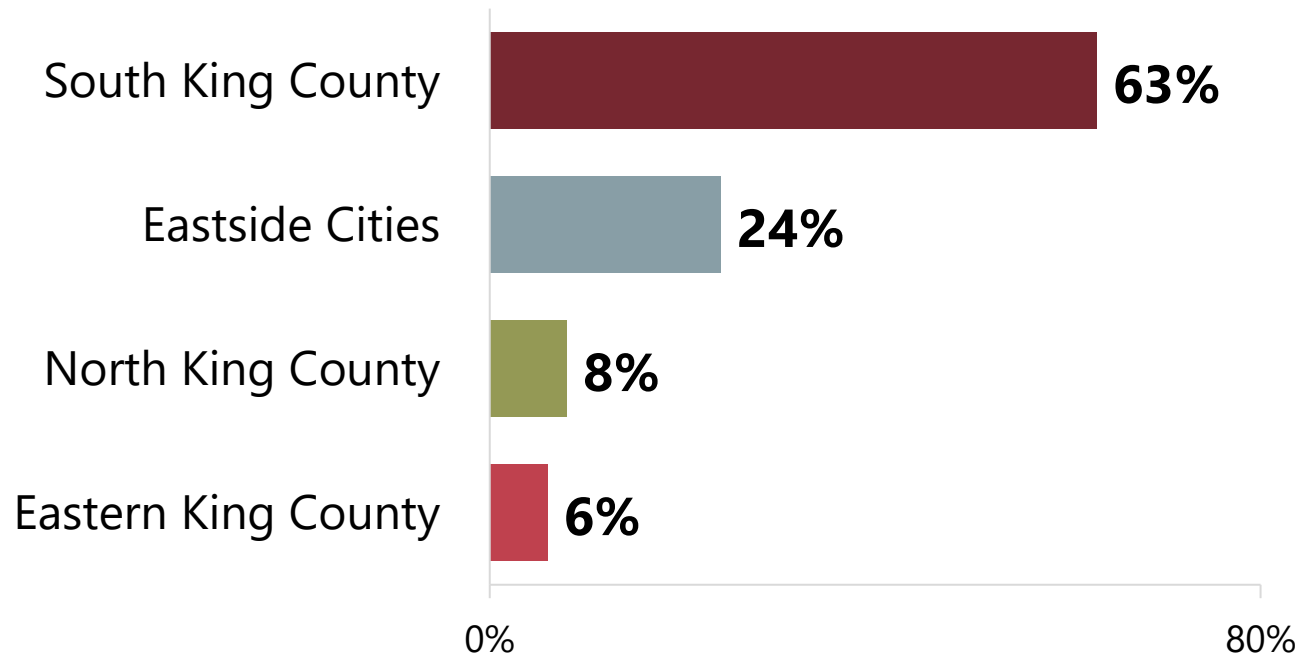
02

Analysis and Results

Most Households live in South King County in Tiers 2-3

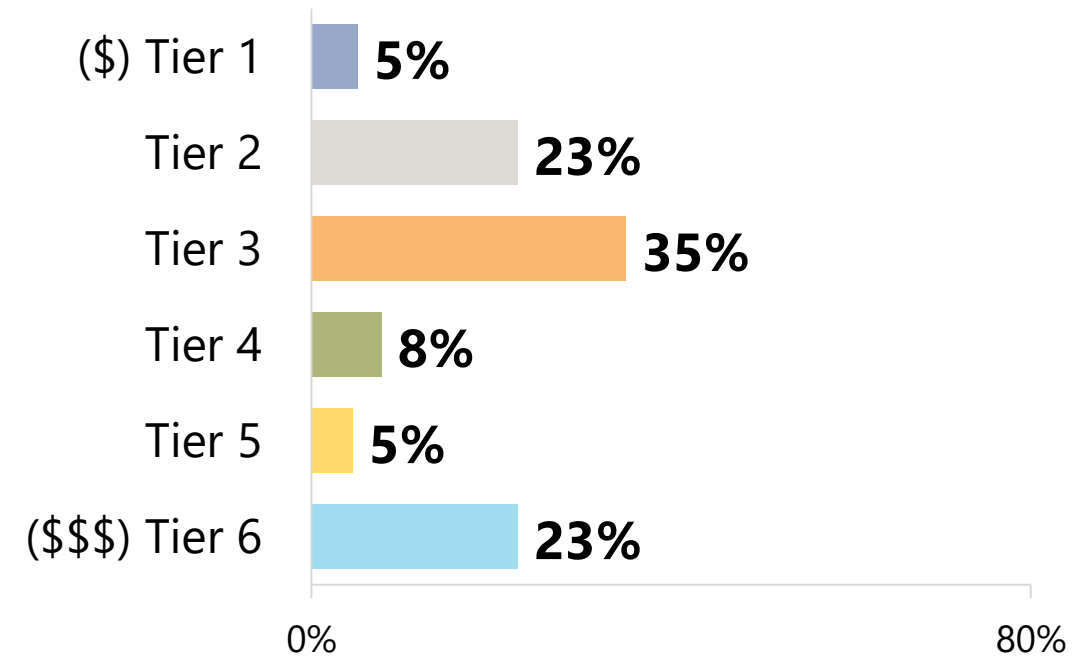
2/3rds of tenant-based households are in South King County

Households in Regions of King County



A significant number of households are in highest Tiers

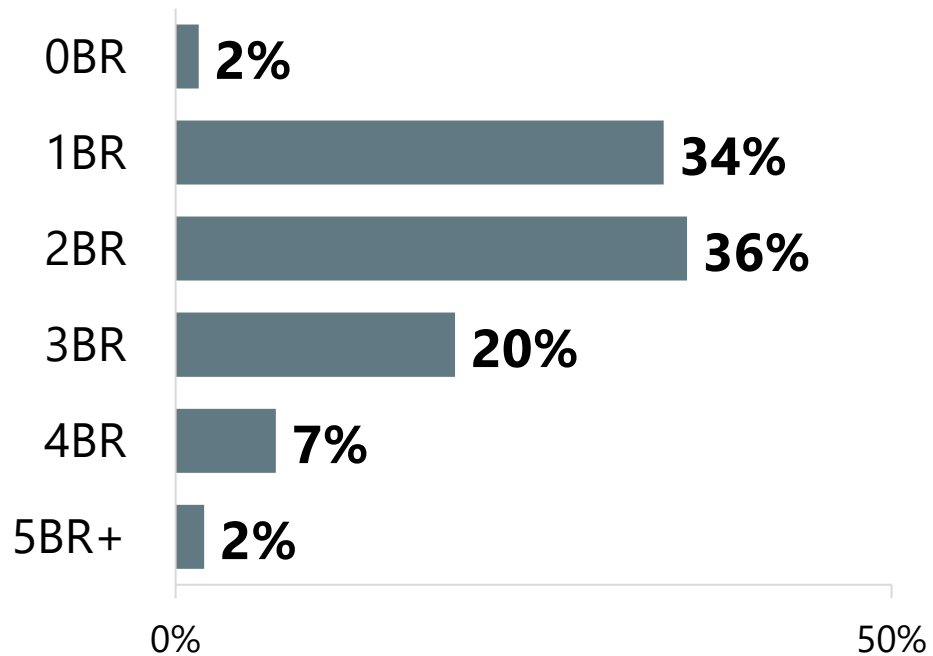
Households in Each Tier



Majority of households in 1BR/2BR units in low-rise apartments

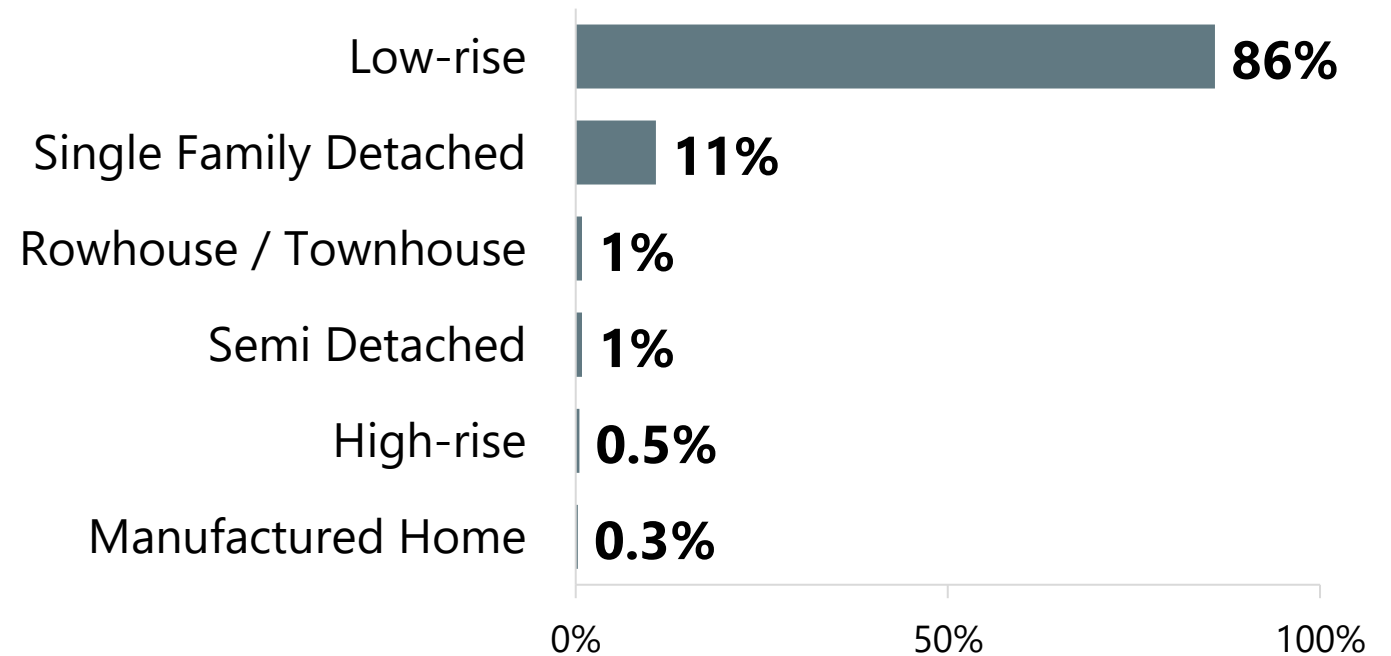
Almost 3 out every 4 households lives in 2BRs or smaller

Households by BR size



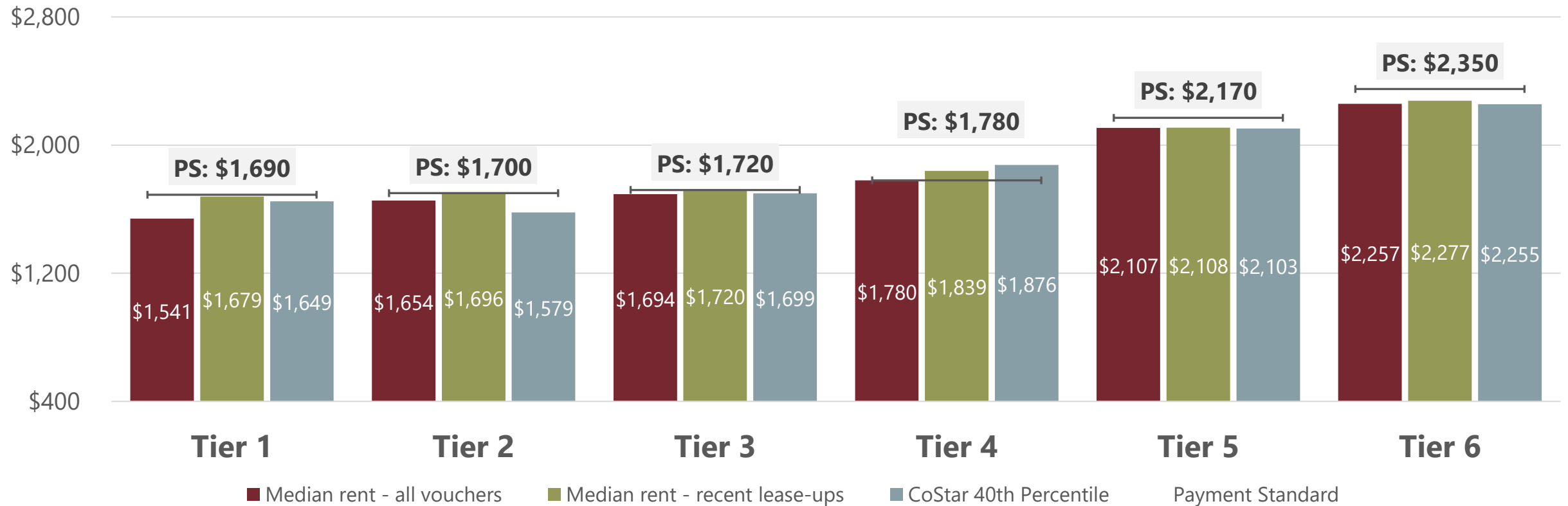
Vast majority of households are in low-rise apartment buildings

Households by Structure Type

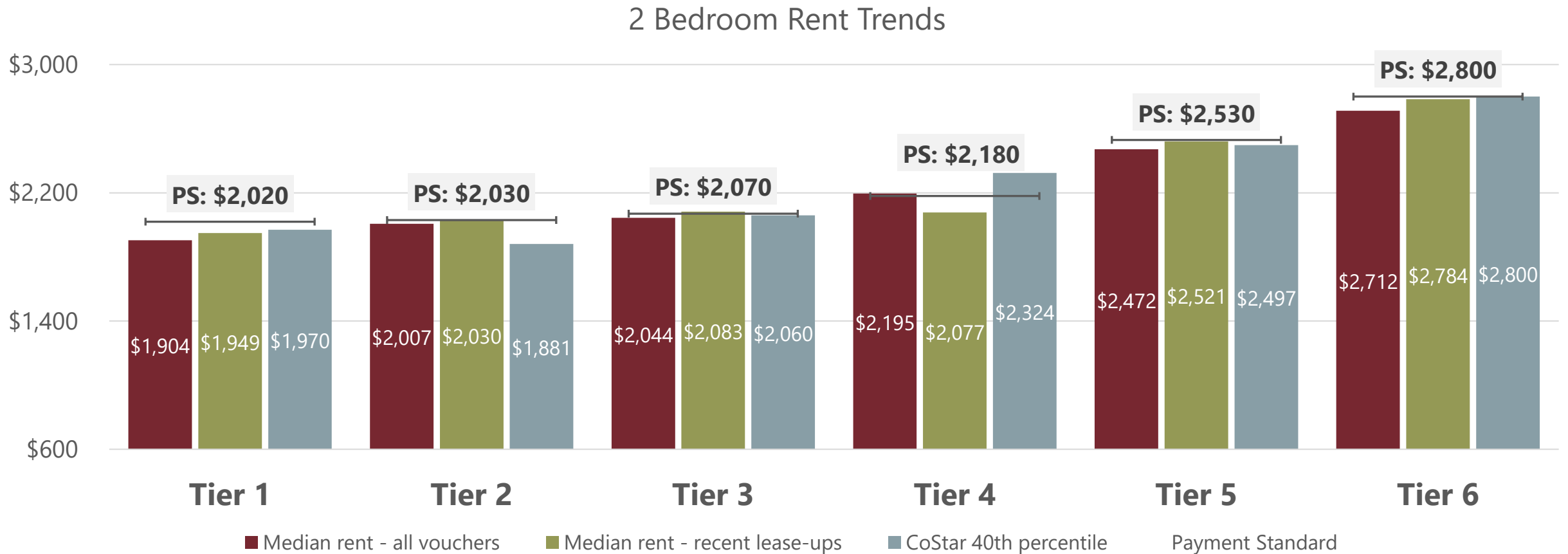


1BR overview: Payment standards in alignment with rents except Tier 4

1 Bedroom Rent Trends



2BR overview: Tier 1-3 similar, Tier 4 market above standard

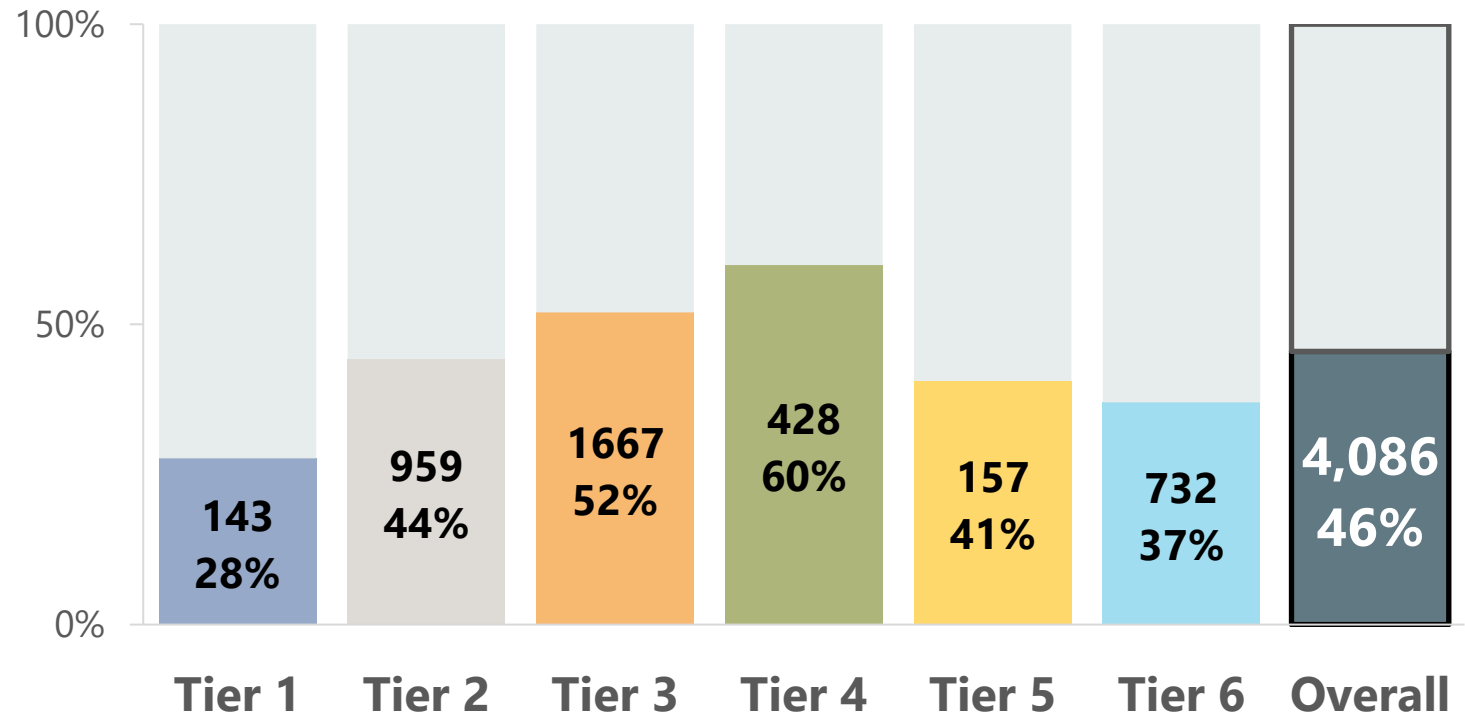


46% of tenant-based households are renting over the payment standard

Excluding over-leased households, three out of every five families in Tier 4 are leased in units over the payment standard

For households currently leased under the payment standard, if their rent increases, our HAP costs will go up

Percent and number of households in units over the payment standard by tier



■ Over Payment Standard ■ All Households

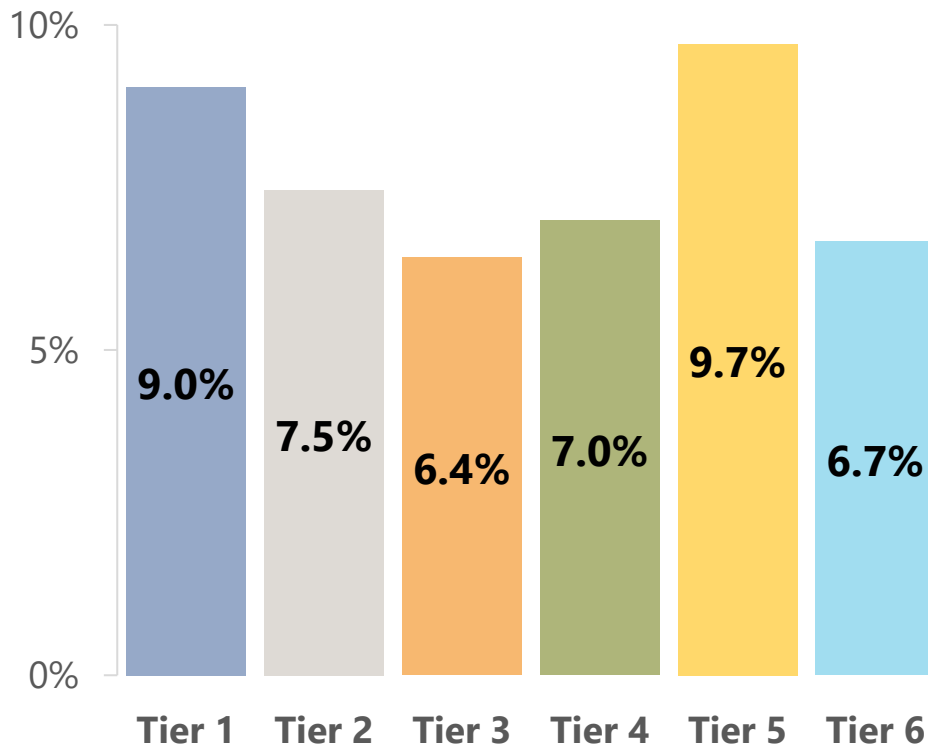
Rent Increases in 2025 on average \$92, but fewer than previous years

~ 4,000 rent increases approved by end of September '25

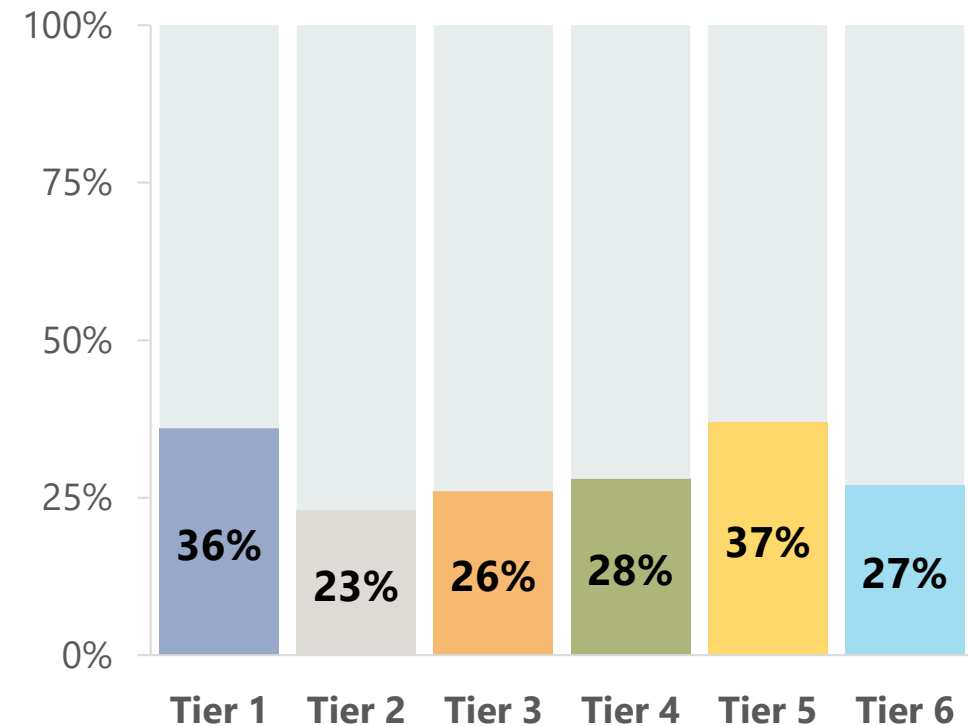
By Sep '24: 5,150

By Sep '23: 5,300

Avg rent increase percentage



Percent of voucher households with rent increase so far in 2025



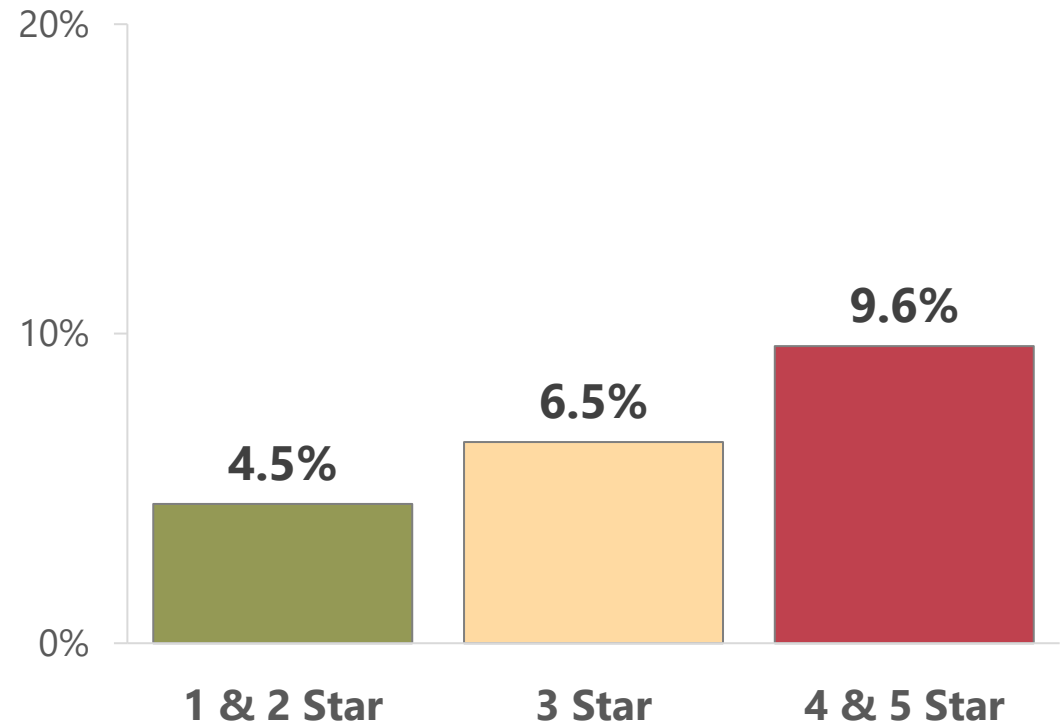
Vacancy rates lower in more affordable and less luxurious units

Vacancy rates are lowest for more affordable units, but rate has almost doubled since 2022 (2.5%).

80% of units currently under construction are rated 4- or 5- star.

There are zero units under construction in the more affordable 1- and 2-star rating.

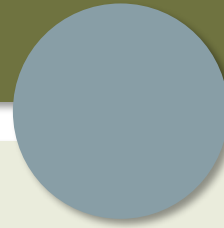
Vacancy Rate for units in KCHA
Jurisdiction by CoStar Luxury Rating



03

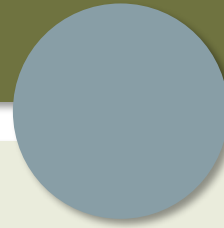
Conclusion and Proposal

Feedback from HCV Staff



- **Landlords Relations:** Landlords are aware of funding concerns and are slightly more flexible
- **Geographic Choice:** Families who want to live in South King County are moving to Bellevue / Eastside because it's easier to find units they can afford
- **Fees:** new non-traditional extra fees are still a concern for recent lease-ups

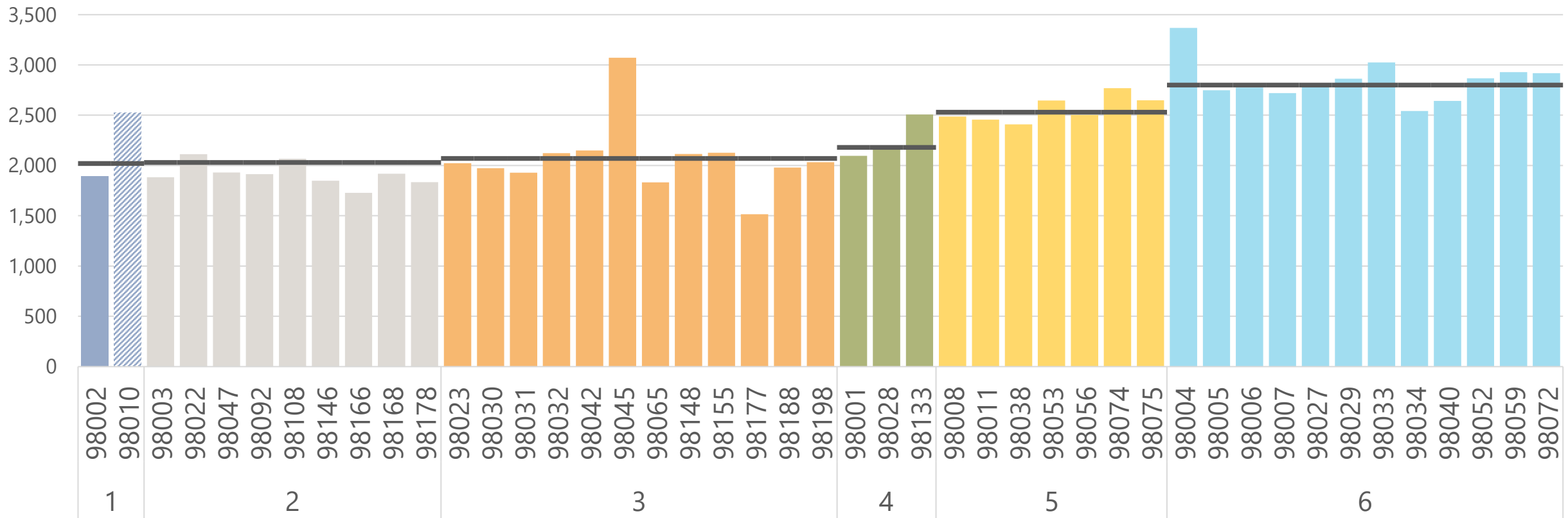
Future issues impacting analysis



- **Light Rail:** What will be the impact of light rail stations opening in December on rental prices?
- **Zip code alignment:** Should we move any zip codes to different tiers?
- **Cap on rent increases:** How will the new law limiting rent increases affect KCHA costs?
- **Evaluating Additional Fees:** With more households being charged additional fees on top of rent (trash pickup, parking, internet, billing fees), should we address this?

Some zip codes are out of alignment, Tiers 1-3 have similar markets

2BR CoStar 40th Percentile Rents



Proposal: 2% Increases in Tier 4 1BRs

	1BR		2BR		3BR		4BR	
Tier 1	\$1,690	\$0	\$2,020	\$0	\$2,640	\$0	\$3,440	\$0
Tier 2	\$1,700	\$0	\$2,030	\$0	\$2,650	\$0	\$3,460	\$0
Tier 3	\$1,720	\$0	\$2,070	\$0	\$2,690	\$0	\$3,510	\$0
Tier 4	\$1,820	\$40	\$2,180	\$0	\$2,830	\$0	\$3,710	\$0
Tier 5	\$2,170	\$0	\$2,530	\$0	\$3,300	\$0	\$4,310	\$0
Tier 6	\$2,350	\$0	\$2,800	\$0	\$3,650	\$0	\$4,760	\$0

If there are no rent increases

Current Annual MTW HAP (Tenant- and Project-Based)	\$184.6M
Annual MTW HAP on full implementation	\$179.4M
Change in Costs – all on latest Payment Standard	(\$5.2M)
Increase over existing standards	\$53k

If all households see a 3% rent increase

Current Annual MTW HAP (Tenant- and Project-Based)	\$184.6M
Annual MTW HAP on full implementation	\$183.6M
Change in Costs – all on latest Payment Standard	(\$1.0M)
Increase over existing standards	\$80k

04

Discussion

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION No. 5808

**AUTHORIZING HIGHER PAYMENT STANDARDS FOR THE
HOUSING CHOICE VOUCHER PROGRAM**

WHEREAS, the Housing Choice Voucher payment standards are the maximum subsidy levels used to calculate the housing assistance a household will receive under the Housing Choice Voucher program; and

WHEREAS, the Housing Authority's Board of Commissioners authorized implementation of a multi-tiered payment standard system with five tiers by passing Resolution No. 5531 dated the 16th of February 2016; and

WHEREAS, the Housing Authority has committed to reviewing the multi-tiered payment standards system and the configuration of ZIP codes therein at least once a year; and

WHEREAS, the Housing Authority last made adjustments to the grouping of ZIP codes in August 2022 and last increased payment standards in December 2024; and

WHEREAS, it has been determined that an additional increase in payment standards is necessary to keep pace with regional rental market trends and limit shelter burden; and

WHEREAS, the Housing Authority has sufficient resources to fund higher payment standards in 2026; and,

WHEREAS, increased payment standard amounts will Affirmatively Further Fair Housing objectives in the Seattle Metropolitan region;

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

The Payment Standards for the Housing Authority's Housing Choice Voucher program are hereby adjusted in accordance with the proposed recommendations, set forth at the November 17th Board of Commissioners meeting and attached hereto, and effective immediately.

ADOPTED AT A REGULAR MEETING OF THE BOARD OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 17th DAY OF NOVEMBER, 2025.

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

JERRY LEE, Chair
Board of Commissioners

ROBIN WALLS
President/Chief Executive Officer
and Secretary-Treasurer

Proposed Payment Standards Amounts Effective January 1, 2026

	Studios	1 BR	2 BR	3 BR	4 BR
Tier 1	\$1,610	\$1,690	\$2,020	\$2,640	\$3,440
Tier 2	\$1,620	\$1,700	\$2,030	\$2,650	\$3,460
Tier 3	\$1,640	\$1,720	\$2,070	\$2,690	\$3,510
Tier 4	\$1,700	\$1,820	\$2,180	\$2,830	\$3,710
Tier 5	\$2,070	\$2,170	\$2,530	\$3,300	\$4,310
Tier 6	\$2,240	\$2,350	\$2,800	\$3,650	\$4,760

T A B N U M B E R

4



To: Board of Commissioners

From: Chris Clevenger, Housing Initiatives Officer

Date: November 17, 2025

Re: **Resolution No. 5809:** Authorizing the Submission of Rental Assistance Demonstration (RAD) Program Applications for All Public Housing Units in Cohort 2

Resolution No. 5809 seeks authorization to submit Rental Assistance Demonstration (RAD) program applications to convert the following seven public housing properties to RAD PBV in a second cohort (Cohort 2).

- Boulevard Manor
- Burndale Homes
- Eastside Terrace
- Firwood Circle
- Paramount House
- Southridge House
- Valli Kee

The submission of RAD applications for these sites is for the purpose of replacing the current HUD public housing subsidy program with the Section 8 subsidy program. While funding for both programs must be appropriated annually by Congress, historically the Section 8 subsidy has been more stable and has increased from year to year, whereas the public housing operating and capital funds have been more volatile. Converting from the public housing subsidy program to the Section 8 subsidy program will provide greater assurance of long-term funding stability while preserving deep rental subsidies for residents.

Background

The RAD program allows public housing authorities (PHAs) to convert public housing units to Section 8 Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA) funding. After evaluating both models, staff determined that, at this time, the PBV model is the superior option for KCHA. However, staff will continue to evaluate funding options for each property and will select the best model for each property.

As discussed at the January 21, 2025 Board of Commissioners Meeting, a RAD conversion would provide greater assurance of long-term funding stability while preserving deep rental

subsidies for residents. For PBV, the initial HAP Contract term will be 20 years and after the initial term, the contract must be renewed.

On May 19, 2025, the Board of Commissioners adopted Resolution No. 5793 approving the submission of a RAD Portfolio Award application to HUD for conversion of up to the entirety of KCHA public housing units to PBV or PBRA, and submission of RAD applications for six properties (340 total public housing units) for conversion to RAD PBV.

On June 9, 2025, KCHA staff submitted a Portfolio Award application and RAD applications for the first six properties: Briarwood, Brittany Park, Lake House, Munro Manor, Riverton Terrace II, and Yardley Arms. HUD has since approved all six RAD applications, and accepted KCHA's Portfolio Award application, reserving KCHA's authority to convert up to all units in our current public housing contract with HUD to the Section 8 program, without binding KCHA to complete those conversions.

Cohort-Specific Actions

Prior to submitting RAD applications, HUD requires PHAs to provide a RAD Resident Information Notice (RIN) to each household living at a converting development and to hold at least two meetings with residents to discuss the conversion plans and gather feedback.

In September and early October 2025, staff distributed RAD Resident Information Notices to all households living at all seven properties in this cohort: Boulevard Manor, Burndale Homes, Eastside Terrace, Firwood Circle, Paramount House, Southridge House, and Valli Kee.

Meetings were held at each of the seven properties, and residents of all seven properties were also invited to a virtual webinar to learn about RAD and KCHA's plans for their property. A summary of residents' comments and questions, and responses from staff are attached and will be included with the RAD application submission to HUD.

Next Steps

KCHA proposes submitting a second cohort of applications for conversion to RAD Project-Based Vouchers for seven properties: Boulevard Manor, Burndale Homes, Eastside Terrace, Firwood Circle, Paramount House, Southridge House, and Valli Kee (485 total public housing units).

Staff recommends approval of Resolution No. 5809.

THE HOUSING AUTHORITY OF THE COUNTY OF KING
RESOLUTION NO. 5809
AUTHORIZING THE SUBMISSION OF RENTAL ASSISTANCE DEMONSTRATION
(RAD) PROGRAM APPLICATIONS FOR ALL PUBLIC HOUSING UNITS IN SEVEN
PROPERTIES

WHEREAS, the Housing Authority of the County of King (KCHA) administers more than 2,450 affordable housing units under the federal Low Income Public Housing (LIPH or public housing) program; and

WHEREAS, for many years Congressional appropriations for both the public housing Operating Fund and Capital Fund have been insufficient to adequately fund the reasonable and necessary expenses to administer the public housing program and to maintain the physical assets; and

WHEREAS, KCHA has utilized its Moving to Work (MTW) single fund authority to supplement public housing capital funds with other MTW funding sources; and

WHEREAS, Congress has authorized a Rental Assistance Demonstration (RAD) program that enables public housing agencies to convert public housing units to Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA); and

WHEREAS, Congressional appropriations available for PBV and for PBRA have more closely kept pace with rising costs than those available for public housing; and

WHEREAS, KCHA staff have analyzed funding needs and prospects under public housing and RAD options, and found that conversion to RAD PBV or PBRA would provide greater assurance of long-term funding stability while preserving deep rental subsidies, resident protections and most MTW flexibilities; and

WHEREAS, on May 19, 2025 the Board of Commissioners adopted Resolution 5793 authorizing KCHA staff to submit a RAD Portfolio Award application to HUD for conversion of up to the entirety of KCHA public housing units to PBV or PBRA along with RAD applications to convert six properties to RAD PBV; and

WHEREAS, HUD has accepted KCHA's RAD Portfolio Award application reserving KCHA's RAD conversion authority for conversion of up to 2,453 units without binding the agency to complete the conversions.

WHEREAS, HUD has approved KCHA's RAD applications to convert the first six properties to RAD PBV; and

WHEREAS, Prior to submitting RAD applications, HUD requires PHAs to provide a RAD Resident Information Notice (RIN) to each household living at a converting development and to hold at least two meetings with residents to discuss the conversion plans and gather feedback; and

WHEREAS, staff have provided households at seven additional public housing properties with a RAD Resident Information Notice (RIN); and,

WHEREAS, staff have held a webinar for all households living at these seven properties and held in-person meetings with residents at each of the seven properties to share information about RAD and KCHA's plans to convert their property to RAD PBV; and,

WHEREAS, the Board of Commissioners was provided with a summary of all feedback from residents and the general public collected in these meetings and through email regarding KCHA's plans to convert seven public housing properties to RAD PBV.

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

The Board of Commissioners hereby:

- (1.)** Approves the submission of RAD Applications for all public housing units
in the following developments:
1. Boulevard Manor
 2. Burndale Homes
 3. Eastside Terrace
 4. Firwood Circle
 5. Paramount House
 6. Southridge House
 7. Valli Kee; and
- (2.)** Authorizes KCHA staff to execute and submit all required materials
relating to the applications.

**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 17th DAY OF NOVEMBER, 2025.**

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

JERRY LEE, Chair
Board of Commissioners

ROBIN WALLS
President/Chief Executive Officer
And Secretary-Treasurer

INITIAL RAD INFORMATION SESSION Q&A SUMMARY (COHORT 2)

Following is a summary of the questions that were asked at the first round of RAD Information sessions held at Boulevard Manor, Firwood Circle, Burndale Homes, Southridge House, Valli Kee Apartments, Paramount House, Eastside Terrace, and a webinar in September and October of 2025. Repeat questions about the same topic have been condensed.

Before the Q&A at each meeting, KCHA staff provided an overview of the Rental Assistance Demonstration (RAD) program and related plans. The information in this Q&A is accurate as of the writing of this document, but should not be referred to as policy, which may change in the future.

RAD INFORMATION MEETINGS

ARE WE GOING TO GET COPIES OF THIS INFORMATION?

We're posting materials online.

WHO DO YOU WORK FOR?

We work for King County Housing Authority.

WILL KCHA KEEP US UPDATED ABOUT THE PROCESS?

Yes. We will meet with you at every major milestone of the project, at least. We will also update our website and send out written communication about any changes to our plans.

PUBLIC HOUSING

IS PUBLIC HOUSING A HUD PROGRAM?

Yes. Both public housing and Section 8 are HUD programs.

THE RAD PROGRAM

IS RAD NEW?

RAD has been around since 2012

WHY CONVERT TO PROJECT-BASED SECTION 8 FROM PUBLIC HOUSING?

Historically, Congress has appropriated higher funding to Section 8, compared to Public Housing. Section 8 is the more stable funding source. Most of the buildings in KCHA's public housing portfolio are 40–60 years old and will require expensive maintenance and repairs in the future. By converting to RAD project-based Section 8, KCHA will be able to use private tools such as leveraging debt to pay for long-term repairs.

WHY ARE WE ENTERING INTO RAD IF WE DON'T NEED IMPROVEMENTS AT OUR PROPERTY?

With our MTW status, we've been able to use funding from Section 8 to pay for improvements, repairs, and maintenance in our public housing. But because public housing continues to decrease, this isn't a good long-term strategy for the long-term health of our properties. We're looking to convert our public housing stock to project-based Section 8 to get better funding so we can keep our properties in good repair and make improvements in the future.

WHAT'S THE ADVANTAGE OF TRANSITIONING TO RAD FOR RESIDENTS?

You'll get the right to choice mobility, which allows you to get a tenant-based voucher to rent elsewhere if you want. There's also no community service requirement under Section 8. We will also get a more stable source of funding from Section 8, which would allow us to continue maintaining the property.

WHAT IS THE SUCCESS OF THE PROGRAM?

While we haven't yet completed a RAD conversion, we've converted other public housing properties to Project-based Section 8 through a Section 18 disposition and those have been successful.

WILL THE GOVERNMENT SHUTDOWN AFFECT HUD, RAD, OR KCHA?

The shutdown will certainly slow down the application process. There's the possibility of cuts to both Section 8 and public housing, but Section 8 tends to be more stably funded than public housing.

CAN RESIDENTS OPT OUT OF RAD?

The conversion is by property: nobody can opt out. You can always choose not to sign the lease, but then you would have to move out of the property.

APPLICATION TO THE RAD PROGRAM

WILL WE HAVE TO APPLY TO THE RAD PROGRAM, OR WILL IT BE AUTOMATIC?

Residents do not need to apply for anything: everyone currently living here is automatically eligible.

IS KCHA CONVERTING OTHER PROPERTIES?

We plan on converting all of our public housing stock to project-based Section 8, but we're doing it in stages. In June 2025 we submitted RAD applications for first group, which included Briarwood, Brittany Park, Lake House, Munro Manor, Riverton Terrace II, and Yardley Arms. Your property is part of our second RAD application group, which includes Boulevard Manor, Firwood Circle, Burndale Homes, Southridge House, Valli Kee Apartments, Paramount House, and Eastside Terrace.

DOES KCHA NEED TO APPLY SEPARATELY FOR EACH PROPERTY?

Yes. We submit our proposals to our board of commissioners, and they vote whether or not to move forward. Then we apply separately for each property.

HOW LONG DO YOU ANTICIPATE THE APPROVAL FROM HUD TO TAKE?

Our first application was approved in about three months. But right now, it might take longer due to the shutdown. Nevertheless, we still think conversion could be completed by the end of 2026.

IF OUR PROPERTY IS APPROVED FOR RAD CONVERSION DOES THAT MEAN MORE MONEY?

The current Public Housing funding doesn't pay for the actual costs to operate and maintain the property, so KCHA has supplemented the public housing funding with money from other housing programs. But that is not a sustainable funding model. By converting to RAD, the funding to KCHA will likely be more stable, which would mean that KCHA could continue investing in your property, and making repairs and improvements like we have been doing.

WHAT IF HUD TURNS THE APPLICATION DOWN?

It's unlikely that HUD will turn the application down. If it were turned down, we would probably apply again, but we would provide updates and gather feedback before doing so.

WHY WOULD HUD REJECT AN APPLICATION?

Typically if the funding for the property through RAD wouldn't be enough to cover the property for the 20-year period of the contract. We don't anticipate that any of our applications would be rejected.

FUNDING

ARE BOTH PROGRAMS FUNDED BY THE FEDERAL GOVERNMENT?

Yes, they are both funded by HUD. But Congress tends to award more money to the Section 8 program than they do to public housing.

WHY DOES CONGRESS FUND SECTION 8 MORE THAN PUBLIC HOUSING?

Public housing serves fewer residents at a higher cost, because it is more expensive to operate. It needs money for both repairs and upkeep of the buildings (capital funding) and operating income to help cover the difference between what residents pay in rent and the actual cost to run the housing (operating subsidies).

WHY ARE THERE MORE FUNDING OPPORTUNITIES FOR KCHA UNDER SECTION 8?

Section 8 isn't as regulated as public housing, so we can do things like leveraging our properties' equity to take out loans to make improvements.

CAN WE SEE THE FUNDING PLAN?

Residents interested in obtaining a copy of the funding plans (financing plans) can submit a public records request.

ELIGIBILITY

ARE APPLICANTS WHO ARE CURRENTLY ON THE WAITING LIST TO LIVE IN THIS APARTMENT BUILDING REQUIRED TO SUBMIT NEW PAPERWORK?

No. We will continue to use the existing waiting lists for units that come available, and applicants on those waiting list will not need to submit new paperwork because of RAD.

WOULD I BE ABLE TO STAY IN MY RAD UNIT IF MY INCOME INCREASES?

You can stay in your unit regardless of what you make, even if your tenant portion is the full contract rent.

WHAT HAPPENS IF YOU WANT TO STAY IN YOUR UNIT BUT CAN'T STAY?

All current tenants may stay in their units. There is no reason you wouldn't be able to stay in your unit as long as you remain in compliance with your lease. The only exception would be if your unit is converted to an ADA-compliant unit and you needed to move out because you do not require an ADA-compliant unit.

WILL RAD AFFECT OUR ABILITY TO PARTICIPATE IN FSS?

No. RAD will not change your ability to participate in the FSS program.

TENANT RIGHTS

DOES THE RIGHT TO RETURN MEAN WE CAN RETURN TO OUR UNITS?

You can return to your property. Depending on the changes that your unit underwent—like if it was converted to an ADA-compliant unit—you may or not be able to return to it. Most people will not need to temporarily relocate, and most temporary relocations won't involve tenants needing to change units.

COULD RESIDENT ORGANIZATIONS INFLUENCE THE DIRECTION OF THE BUILDING?

A resident organization has the right to be involved in KCHA's decision making process. Duly elected resident councils actively participate in a partnership with KCHA to advise and assist in all aspects of housing operations.

IS THE GRIEVANCE PROCEDURE FOR EVICTIONS?

The grievance procedure is for evictions or any KCHA action or inaction related to your lease or PHA regulations that negatively affects your rights, welfare, or status. The Project-Based Voucher grievance procedure is similar to the grievance procedure you currently have under public housing.

RENOVATION

WHAT IS THE MAJOR DIFFERENCE BETWEEN MAJOR AND MINOR RENOVATIONS?

Major renovations are repairs or improvements to major building systems or components, which would impact every tenant, like siding, window and doors, elevators, or renovating all units. Minor renovations are smaller projects that wouldn't take as long to complete and wouldn't significantly impact most residents, like cosmetic updates, replacing flooring in select units, or maintenance.

HAVE ANY OF THE OTHER RAD PROPERTIES REQUIRED MAJOR RENOVATIONS?

None of the first group have had any major renovations identified by inspectors.

MOVING DUE TO RENOVATION

WHAT DO YOU MEAN WHEN YOU SAY THAT WE WILL NOT NEED TO RELOCATE?

Some RAD conversion projects require more extensive repairs or major renovations to the property that are too disruptive for residents to remain in their units. Your property is in good condition, so KCHA is not planning any major renovations that would require residents to temporarily move out of their units.

NEW LEASES

WILL WE HAVE TO SIGN A NEW LEASE?

Yes, it will be similar to your current lease, but with a RAD lease addendum.

WHEN DO WE SIGN THE NEW LEASE?

It will happen right before the RAD conversion.

WILL OUR ANNIVERSARY DATE CHANGE?

No.

CAN THE NEW RAD LEASES BE TRANSLATED TO NON-ENGLISH LANGUAGES?

Yes, we will translate the lease into our top languages.

RAD CONVERSION

IF OUR PROPERTY CONVERTS TO SECTION 8, DO WE HAVE TO LEAVE THE PROPERTY AND FIND HOUSING ELSEWHERE?

RAD conversion does not require you to move. You can either stay in your unit with a RAD project-based voucher, or after 12 months living in a RAD property, you can request a tenant-based voucher and find housing on the private market.

WILL KCHA STILL OWN ALL OF THE RAD PROPERTIES?

KCHA will be the majority owner for any properties that require major renovation and the sole owner for properties that do not require major renovations.

WILL OUR PROPERTY KEEP THE SAME NAME AFTER CONVERSION?

Yes.

ARE YOU EXPECTING ANY SIGNIFICANT CHANGES FOR US AFTER THE CONVERSION?

No. RAD will not change your experience of living at your property.

WILL OUR PROPERTY REMAIN A SENIOR BUILDING?

Yes. Properties will continue to serve the same populations after RAD conversion. Properties that are currently designated for elderly and disabled households, will continue to give preference to applicants that are elderly or disabled.

WILL ANYTHING CHANGE FOR RESIDENTS WHO DON'T GET PUBLIC ASSISTANCE?

Public assistance has nothing to do with your eligibility for a project-based Section 8 voucher. If you qualify for rental assistance under public housing, you qualify for rental assistance through a RAD project-based voucher.

WILL THERE STILL BE A COMMUNITY SERVICE REQUIREMENT?

No.

IS THE MAIN BENEFIT OF THE RAD PROJECT FOR TENANTS THE OPTION FOR A TENANT-BASED VOUCHER?

Two other benefits are the lack of a community service requirement and no more HUD inspections.

HAVE ANY OF THE FIRST SIX PROPERTIES FINISHED CONVERSION?

Not yet. We anticipate that they'll finish conversion in the third quarter of 2026.

WOULD THIS AFFECT ANY COMMUNITY CENTERS THAT ARE PART OF OUR PROPERTIES?

No.

PROPERTY MANAGEMENT

WILL MANAGEMENT STAY THE SAME?

Yes. Property management and maintenance teams will not change as a result of RAD.

WILL THERE BE MORE MONEY FOR MAINTENANCE AFTER WE CONVERT TO PROJECT-BASED SECTION 8?

While we expect that the funding we get from Section 8 project-based vouchers will better cover our funding needs, we don't anticipate there being extra money to hire extra maintenance workers, but this is something we can look into more in the future.

WILL WE CONTINUE TO HAVE BEDBUG INSPECTIONS AND REMEDIATION UNDER RAD?

Yes.

RENT

ARE THE RENT CALCULATIONS DIFFERENT IN RAD?

No, we are using the same rent calculations across all of our federally-funded programs.

WHAT EFFECT WOULD A RAD CONVERSION HAVE ON THE COST OF UTILITIES?

Your energy assistance supplement will still be factored into the calculation of your rent.

WOULD THERE BE AN INCREASE IN RENT UNDER RAD?

No. We will use the same rent calculation across all of our federally-funded programs. The only households who would see their rents increase are households with members who are non-eligible non-citizens.

CAN YOU ELABORATE ON NON-CITIZEN RENTS?

Total rent to the owner for units under project-based Section 8 can be higher than maximum rents for units under public housing. So, if you have a non-citizen in your household who isn't eligible for federal rental assistance, their prorated portion of the rent could increase.

WILL WE BE ON THE SAME BILLING CYCLE?

Yes. KCHA will remain your landlord and RAD will not change when your rent is due or how you pay your rent.

INSPECTIONS

DOES THE RAD INSPECTION MEAN THERE WILL BE A NEW INSPECTION SCHEDULE FOR VALLI KEE?

The inspection required for RAD (Capital Needs Assessment) is separate from HUD inspections and annual inspections. After RAD conversion, the HUD inspection will no longer occur, but you will still have annual unit inspections.

WILL THE RAD INSPECTION GO INTO INDIVIDUAL UNITS?

They will inspect a representative sample of units, not all of them.

IS THERE A POSSIBILITY THAT THE INSPECTIONS WOULD REQUIRE KCHA TO ADD AMENITIES TO THE PROPERTY?

Probably not.

CAN THE INDEPENDENT INSPECTOR USE OLD INSPECTION INFORMATION?

No, it must be a new inspection. But once we convert to RAD project-based Section 8, we no longer need HUD inspections. Future inspections will be done by property managers or KCHA inspectors, not HUD.

WHO PAYS FOR THE RAD INSPECTION?

KCHA pays for the RAD inspection (Capital Needs Assessment).

PROJECT-BASED VOUCHERS

IS ELIGIBILITY DIFFERENT UNDER PROJECT-BASED SECTION 8?

No. KCHA has the same eligibility requirements for RAD PBV and Public Housing. Existing residents will not be subject to rescreening when the property is converted to RAD PBVs. If you are currently eligible for public housing, you are eligible for a project-based Section 8 voucher under RAD.

DO THE VOUCHERS ONLY APPLY TO APARTMENTS?

Project-based vouchers stay with your unit. But if you choose to ask for a tenant-based voucher, which you can use at any rental property where you can use a Section 8 voucher. Someone with a tenant-based voucher can rent an apartment, along with other housing types like single-family homes and townhouses, as long as the property meets program standards and the landlord accepts the voucher.

IF I'M ALREADY ON PROJECT-BASED SECTION 8, WILL RAD IMPACT ME?

If you are already on project-based Section 8, then you aren't living in a public housing property converting to RAD, so our conversion plans would not impact you. If you've had project-based Section 8 assistance in the past, it will not impact your eligibility for a RAD voucher: you will still be eligible.

CAN YOU TAKE A PROJECT-BASED VOUCHER TO ANOTHER STATE?

Project-based vouchers stay with the unit. After living in a RAD property for 12 months you can request a tenant-based voucher, which you can take to another state.

CAN YOU EXPLAIN THE 20-YEAR CONTRACT MORE?

HUD will sign a 20-year contract with KCHA to provide project-based Section 8 assistance, after which the contract must be renewed.

TENANT-BASED CHOICE MOBILITY VOUCHERS

ARE TENANT-BASED VOUCHERS THE SAME AS HOUSING CHOICE VOUCHERS?

Yes.

I'M CURRENTLY ON A SECTION 8 WAITING LIST. HOW DOES THAT IMPACT ME?

You can request a Section 8 voucher from KCHA once you've been in a RAD unit for 12 months. Your current application on another agency's Section 8 waiting list will not impact this.

WHEN CAN RESIDENTS MOVE OUT WITH A TENANT-BASED VOUCHER?

Once you have lived in a RAD unit for 12 months, you can request a tenant-based voucher. Once you are approved for that voucher, you have 120 days to shop for a unit with that voucher. You can remain in your unit until you find a new unit to rent with the voucher.

DOES EVERYONE QUALIFY FOR A TENANT-BASED VOUCHER?

Yes, as long as you've lived in a RAD unit for 12 months.

IF WE'VE ALREADY LIVED IN THE PROPERTY FOR A YEAR OR MORE, DO WE AUTOMATICALLY QUALIFY FOR A TENANT-BASED VOUCHER UPON RAD CONVERSION?

No, you have to have lived in a RAD property for 12 months, which starts once the conversion happens.

IF YOU WANTED TO MOVE TO A DIFFERENT UNIT IN THE SAME PROPERTY, WOULD THE 12 MONTHS START OVER?

As long as you lived in a RAD unit for 12 months, regardless of the unit, you would qualify for a tenant-based voucher.

AFTER THE 12 MONTHS, DO WE HAVE TO DO TENANT-BASED VOUCHER PAPERWORK EVERY YEAR?

You only need to do tenant-based voucher paperwork if you'd like a tenant-based voucher. You do not need to ask for a tenant-based voucher if you don't want one. KCHA's tenant-based voucher, project-based voucher and public housing programs all require households to complete paperwork at least every two to three years.

DO NEW RESIDENTS TO A RAD PROPERTY QUALIFY FOR CHOICE MOBILITY VOUCHERS?

Yes. If you move into a RAD property and live there for 12 months, you will be eligible for a choice mobility voucher.

WHAT DOES THE PROCESS LOOK LIKE FOR GETTING A TENANT-BASED VOUCHER?

If you request a tenant-based voucher, you will go to the top of KCHA's Housing Choice Voucher waiting list, ahead of people who are on the list from the Section 8 lottery. But we have a limited number of vouchers and they are given out on a first-come, first-served basis. You may be behind other RAD households who've requested a tenant-based voucher and will need to wait until a voucher becomes available.

DO WE REMAIN IN OUR UNIT IF WE REQUEST A VOUCHER?

Yes. You can remain in your unit until you move to a new unit with your tenant-based voucher.

HOW LONG DO YOU HAVE TO DECIDE WHETHER YOU WANT A TENANT-BASED VOUCHER?

You can request a tenant-based voucher at any time after one year of living in a RAD property. There is no time limit.

IF I WANT TO MOVE SOMEWHERE ELSE, WILL I BE RESPONSIBLE FOR FINDING ANOTHER PLACE TO LIVE?

If you choose to take a tenant-based voucher, you will need to find a new unit to rent with that voucher. If you would like to request a transfer to another property owned and managed by KCHA, please reach out to your property management office to learn more about KCHA's transfer policy and request a transfer.

WHAT KIND OF UNIT DO YOU NEED TO MOVE TO WITH A SECTION 8 VOUCHER?

You can move to any unit where the landlord accepts Section 8, as long as the rent is reasonable and the unit is covered by the payment standard.

ARE TENANT-BASED SECTION 8 VOUCHERS USABLE ACROSS THE COUNTRY?

You can use your voucher anywhere that accepts tenant-based vouchers. But different states have different laws regarding whether or not landlords have to accept Section 8 vouchers. You may also be paying more on the private market if your landlord raises the rent above the payment standard.

HOW DO THE TENANT-BASED VOUCHERS WORK?

If you receive a tenant-based voucher you will have 120 days to find a suitable unit to rent. The unit must pass a housing quality standards inspection, and it must be affordable. The maximum amount of rent and utilities a voucher will pay for is called the “payment standard.” In KCHA’s jurisdiction, the payment standard depends both on the number of bedrooms and where in King County the home is located. Your portion of the rent is calculated based on your adjusted annual income and you pay it directly to the landlord. KCHA pays the remainder in the form of a housing assistance payment (HAP). If you move out of KCHA’s jurisdiction, different public housing authorities will have different payment standards.

YOU MENTIONED THAT WE COULD PAY AS MUCH AS 40% OF OUR INCOME WITH A TENANT-BASED VOUCHER. CAN YOU CLARIFY WHAT THAT MEANS?

A tenant-based voucher will only pay for a home that rents at or below that payment standard. If you choose a home that rents above the standard, you are responsible for both your portion of the rent, based on adjusted household income, and the full amount for rent that exceeds the standard. During your first year in the tenant-based voucher program you may not move into a home where rent and utilities cost more than 40 percent of your monthly income. If you choose to stay at your current property, the rent you pay will always be affordable. Under RAD, KCHA cannot charge more in rent than the RAD Project-Based Voucher will pay for.

IS THERE A CAP ON WHAT LANDLORDS CAN CHARGE YOU?

For KCHA owned and managed properties, we will always cap our rents to keep them affordable. But private landlords can raise their rents as they like, depending on local laws.

IF YOU USE A TENANT-BASED VOUCHER TO MOVE TO A PRIVATELY-OWNED PROPERTY, AND SOMETHING BREAKS IN THAT PROPERTY, WOULD YOU BE RESPONSIBLE FOR IT?

That is something you would have to discuss with your landlord. Washington has tenant-landlord laws that you would be subject to.

COMMENTS

At each meeting, tenants were asked to share concerns about the condition of their building to help inform capital planning. Tenants were also given the opportunity to provide other comments or questions about RAD and KCHA’s plan for their apartment building.

WRITTEN COMMENTS SUBMITTED BY EMAIL (RAD@KCHA.ORG)

None.

BOULEVARD MANOR (9/24/2025)

CONCERNS ABOUT THE CONDITION OF THEIR BUILDING:

- Increased security services are needed, like a guard on the property.

- More maintenance people are needed. Temporary reduction in staff has resulted in deferred cleaning and maintenance.
- More laundry machines are needed. The current number is not sufficient for the number of units, especially if any of the machines are out of order.
- Better locks on the doors are needed. Door handles are too flimsy, and residents would like a deadbolt.
- Doors allow too much air to come into the unit. There should be less of a gap under the entry doors.
- Unit #120 needs A/C repaired

FIRWOOD CIRCLE (9/25/2025)

None.

BURNDAL HOMS (10/2/2025)

None.

SOUTHRIDGE HOUSE (10/7/2025)

GENERAL COMMENTS:

- Maintenance and Management staff are really doing a good job here.

CONCERNS ABOUT THE CONDITION OF THEIR BUILDING:

- One of the community laundry machines is not working properly.

KCHA response: Management will contact the vendor servicing the machines to report this issue and get it fixed.

VALLI KEE APARTMENTS (10/14/2025)

COMMENTS ON RAD AND KCHA'S PLAN FOR THEIR APARTMENT BUILDING:

- It's nice that we will have the ability to request a tenant-based voucher. I was on the lottery for a voucher and was told when my name came up that I didn't qualify for one because I lived in public housing.

CONCERNS ABOUT THE CONDITION OF THEIR BUILDING:

- Sprinklers needed for the grassy areas

PARAMOUNT HOUSE (10/15/2025)

GENERAL COMMENTS:

- Residents would like access to the community bathrooms and laundry room 24/7. Resident suggested key card access.

EASTSIDE TERRACE (10/23/2025)

GENERAL COMMENTS:

- Residents would like garbage disposals and dishwashers in their units.

CONCERNS ABOUT THE CONDITION OF THEIR BUILDING:

- The artificial turf should be replaced with real grass, because when it gets hot in the sun the turf burns kids' feet.

WEBINAR (10/28/2025)

None.

T A B N U M B E R

5



To: Board of Commissioners

From: Emilee Quinn, Senior Manager of Research & Evaluation

Date: November 7, 2025

Re: Resident Characteristics (2024) Analysis

Since 2016, members of the Research & Evaluation team within the Social Impact Department of the King County Housing Authority have conducted annual analyses of the characteristics of residents within KCHA's federally subsidized housing programs. Analyses rely on data which is routinely collected while administering KCHA's federally subsidized programs.

The analyses for the 2024 resident population included over 19,000 households that used tenant-based or project-based vouchers, or who lived in public housing during the calendar year. Highlights related to the resident population's scale and geography, demographics, and entries into and exits housing assistance will be presented to members of the Board on November 17, 2025.



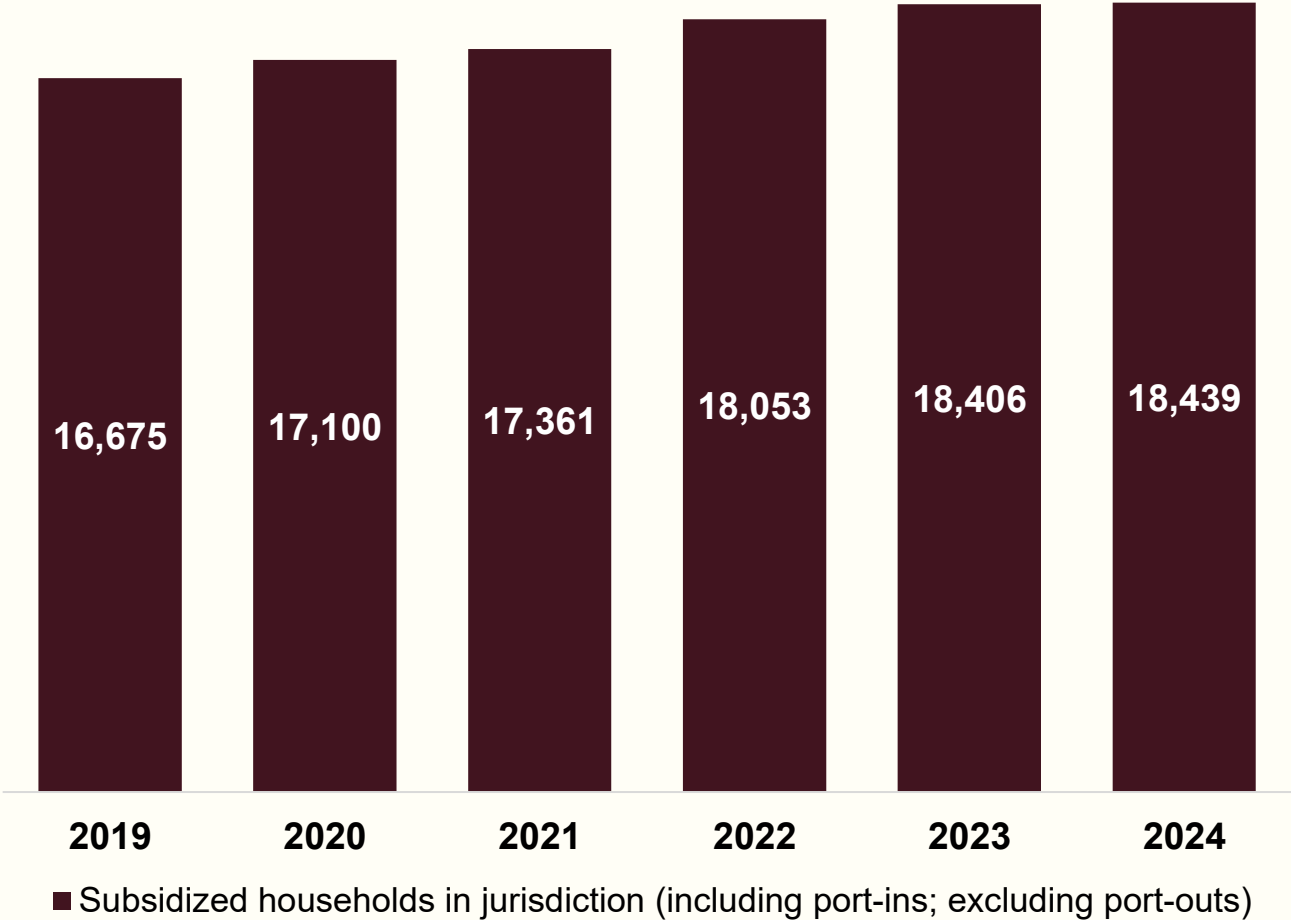
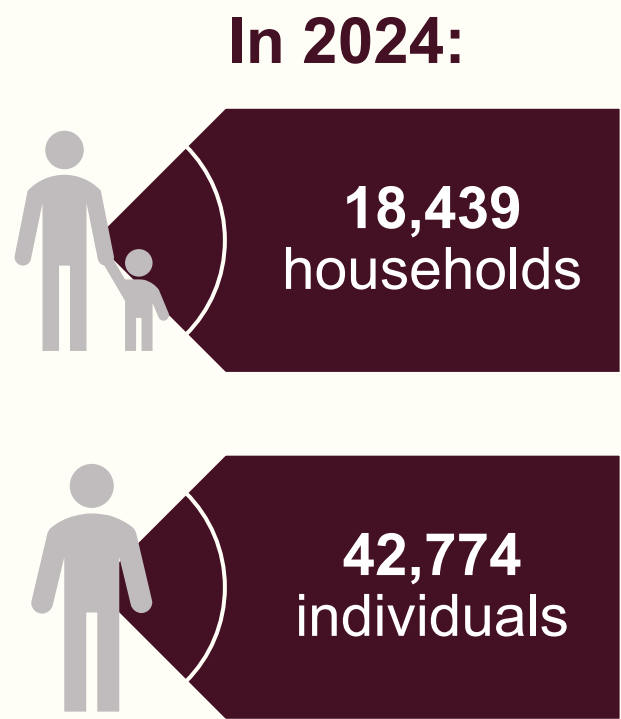
King County
Housing
Authority

2024 Resident Characteristics

Descriptive characteristics of federally
subsidized households served by KCHA



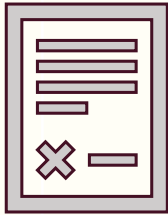
KCHA continues to increase the number of individuals and families it serves with federal subsidies.



KCHA administers three federal subsidy types. Most households have tenant-based vouchers.

70%

of households



Tenant-based vouchers: housing subsidy, for any eligible unit

16%

of households



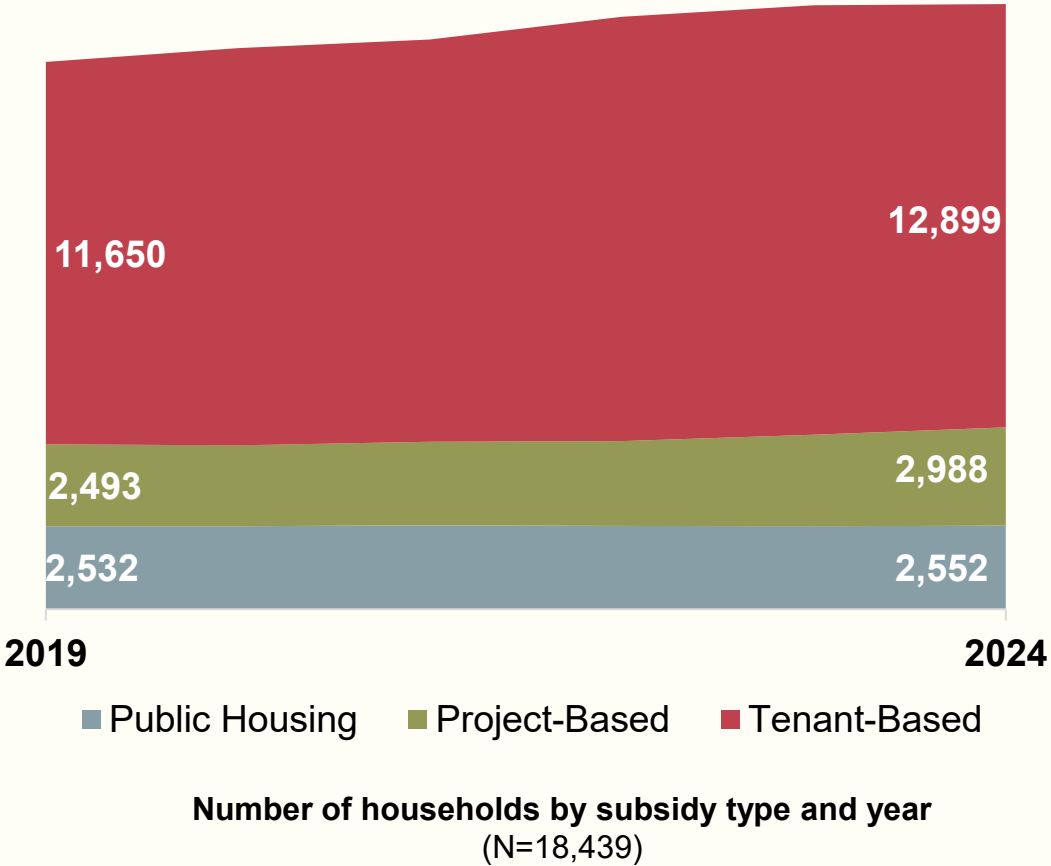
Project-based vouchers: housing subsidy, for a specific unit

14%

of households



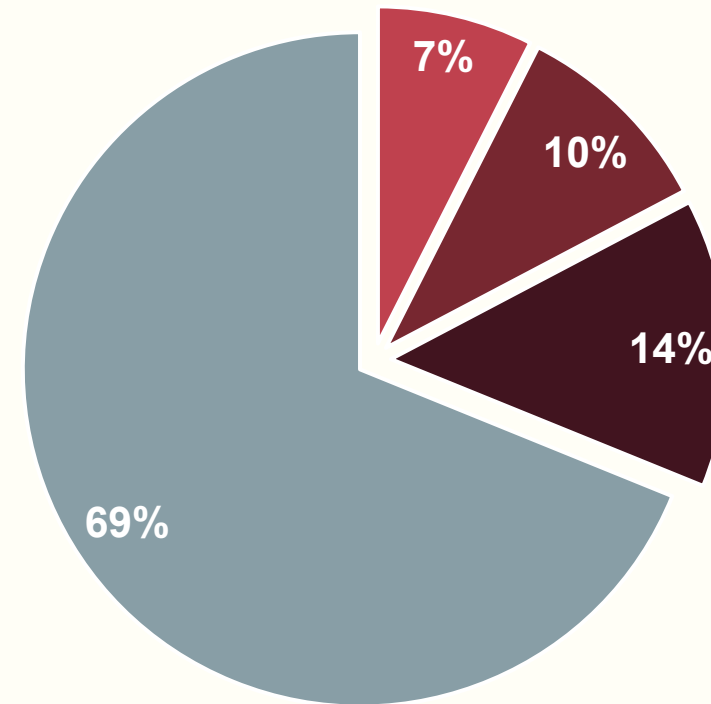
Public Housing: subsidized housing, in units owned by KCHA



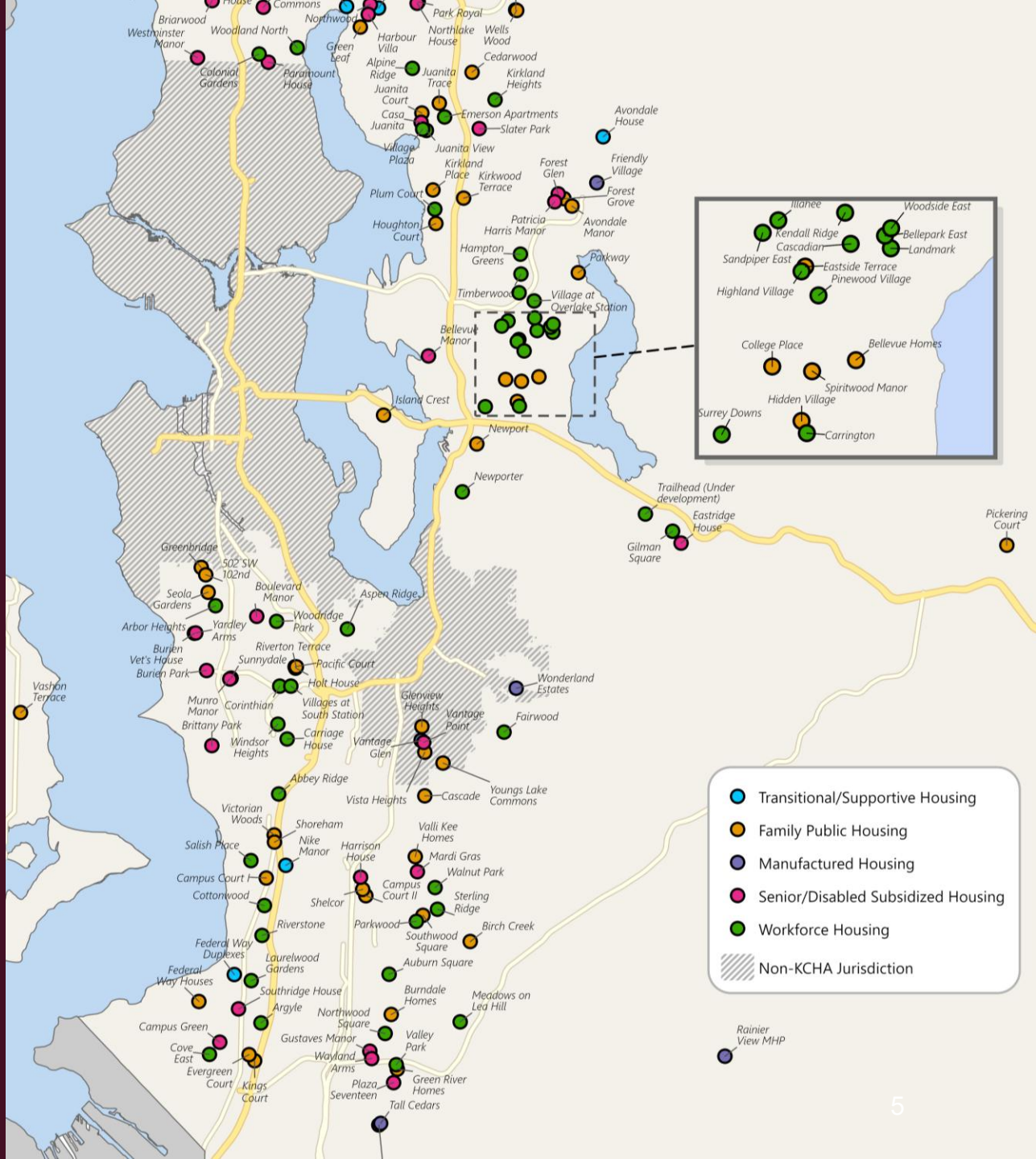
Nearly one-third of federally subsidized households lived in properties owned by KCHA.

Households living in KCHA units or elsewhere (N=18,325)

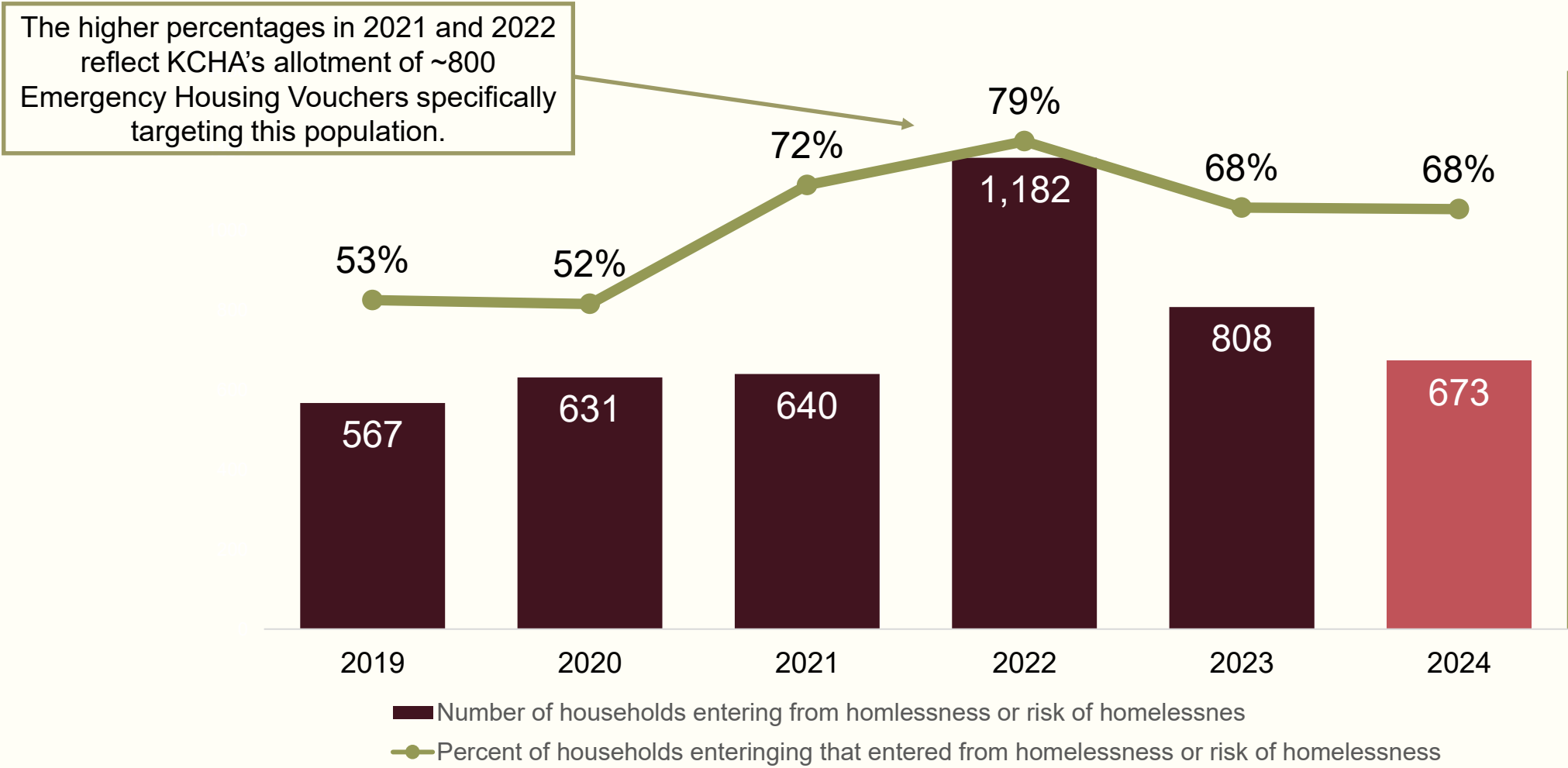
- In KCHA units - Tenant-based
- In KCHA units - Project-based
- In KCHA units - Public Housing
- Not in KCHA units - Tenant-based and Project-based



In 2024, **32%** of families with young children using a voucher lived in “opportunity” areas.

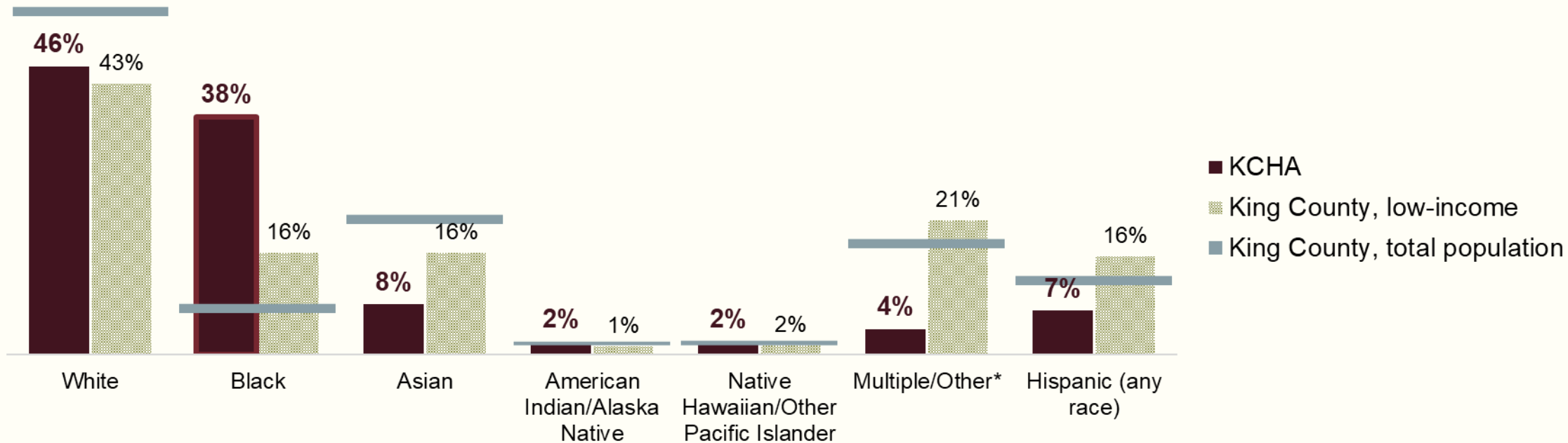


Most households newly receiving housing assistance entered from homelessness or risk of homelessness.



Compared to the population, KCHA residents are disproportionately people of color.

Compared to those with low income generally, a **larger share** of KCHA residents are Black. A **smaller share** are Asian, Hispanic, or reported multiple/other races.



Households are diverse in their composition



51% include **someone with a disability**



36% include a **child**



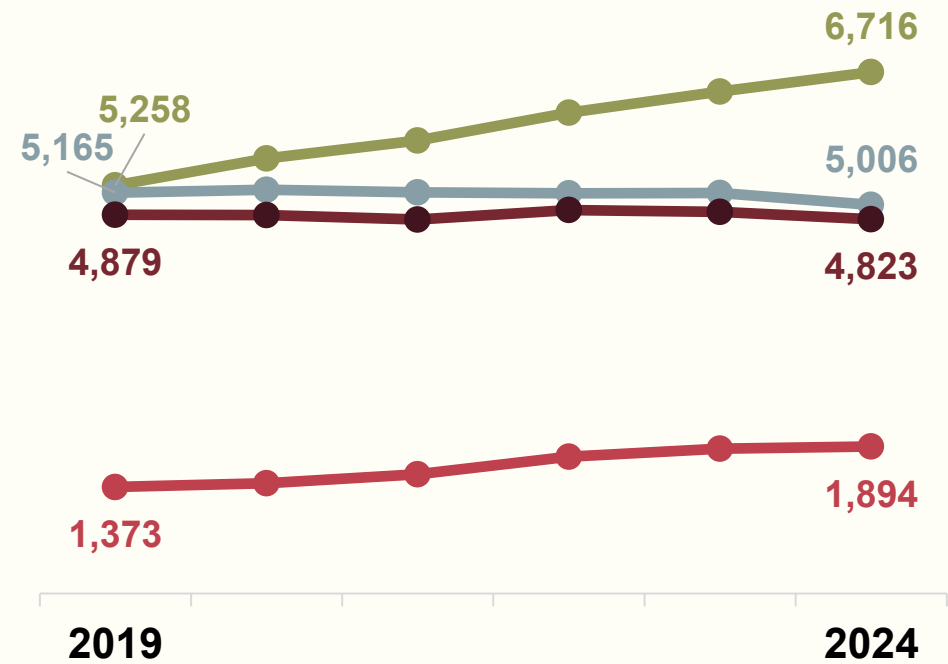
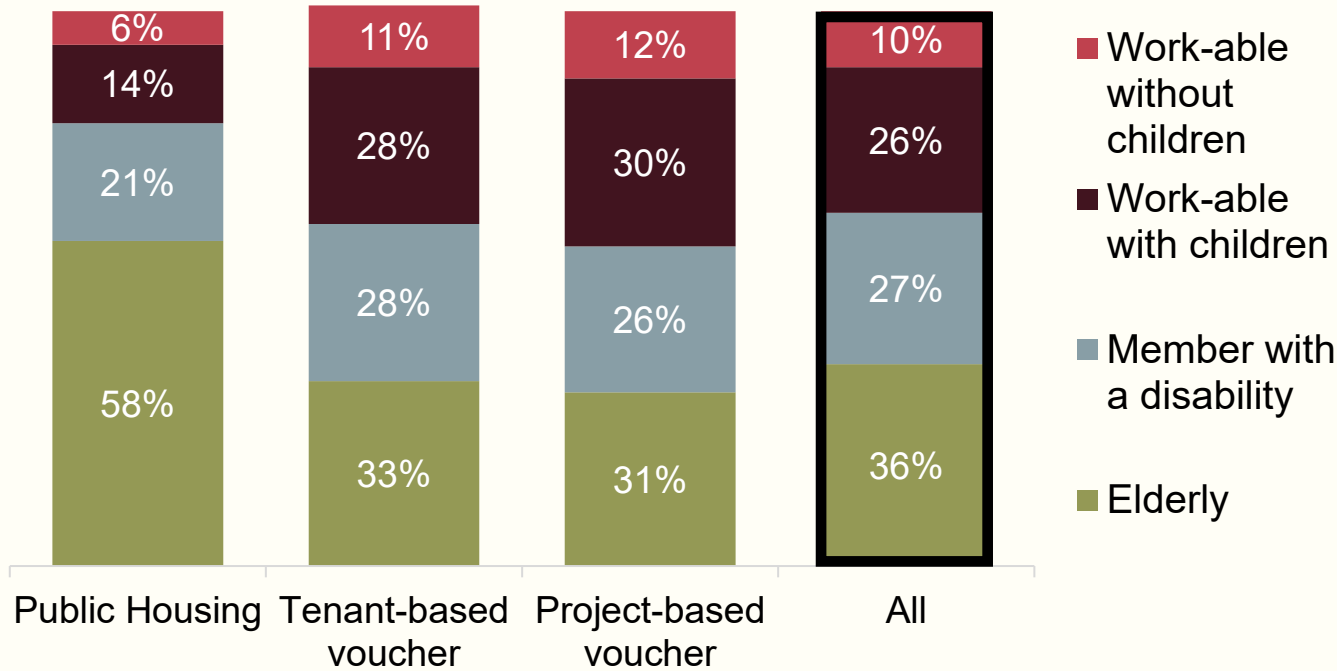
36% include a **senior**



28% speak a primary **language other than English**

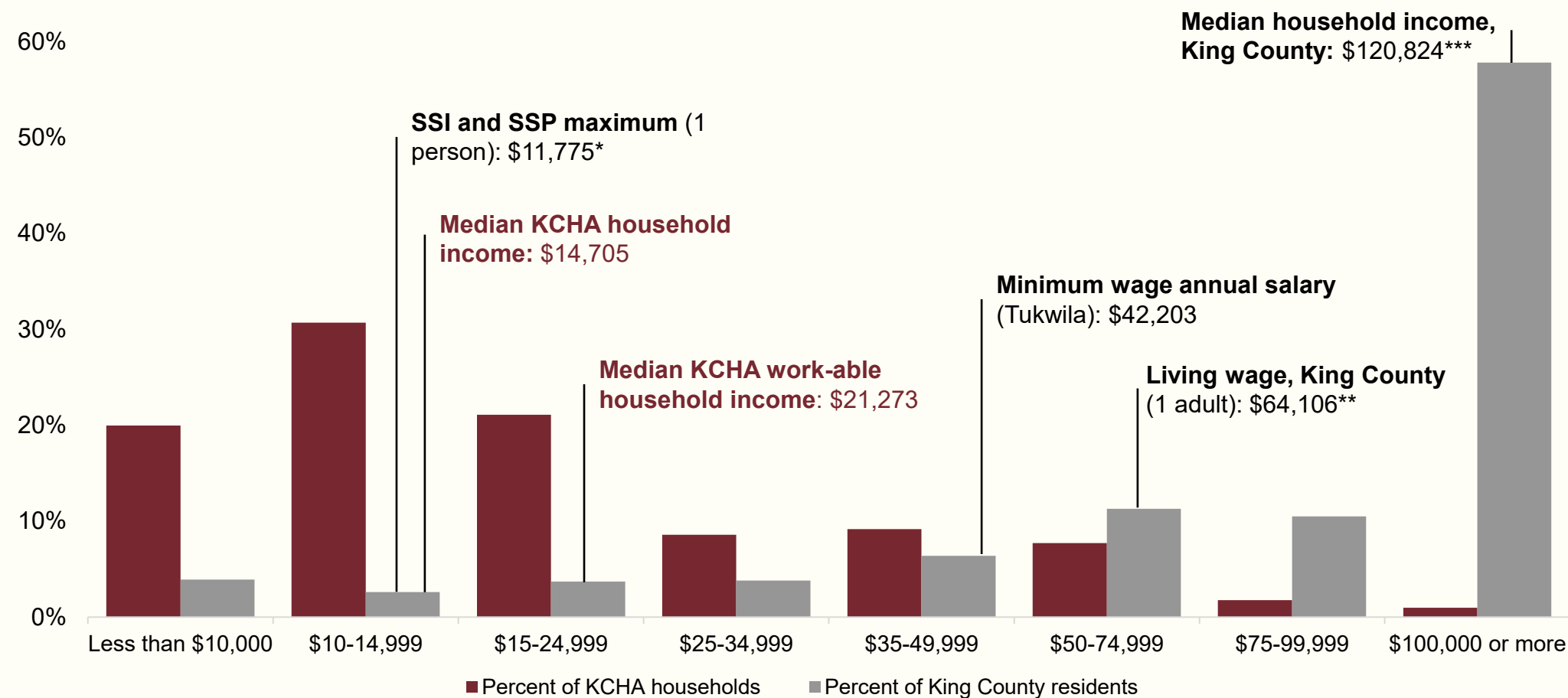
Nearly two-thirds of households are categorized as elderly or disabled, not work-able.

The number of elderly households have grown most since 2019.



*KCHA's 4 mutually-exclusive household categories: (1) Households are categorized as 'elderly' if they include at least one elderly member. (2) Non-elderly households are categorized as 'member with a disability' if at least one member is reported as living with a disability. Non-elderly and non-disabled households are categorized as work-able with (3) or without (4) children.

Annual household income is far below the cost of living.



Accounting for inflation, household income has decreased.



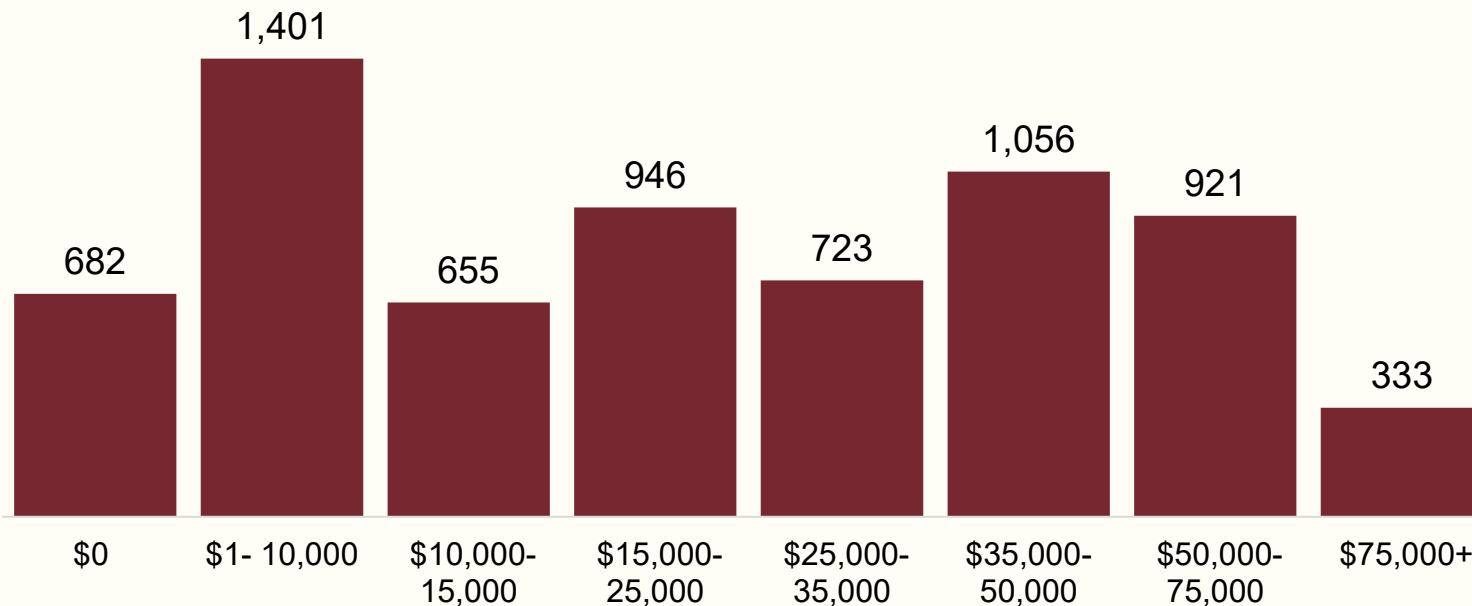
2019

Median annual household income, inflation-adjusted

2024

Work-able households have a range of income levels.

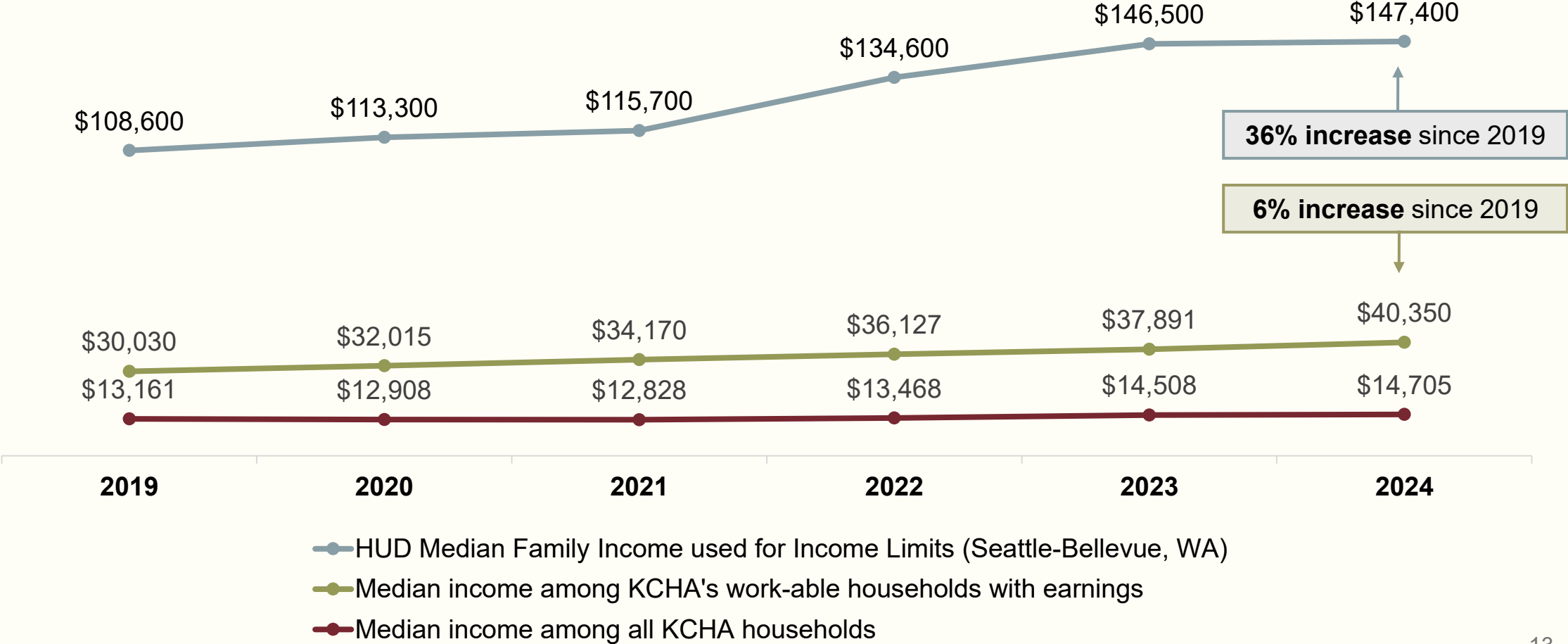
Number of work-able households by annual income (all sources)
(n=6,717)



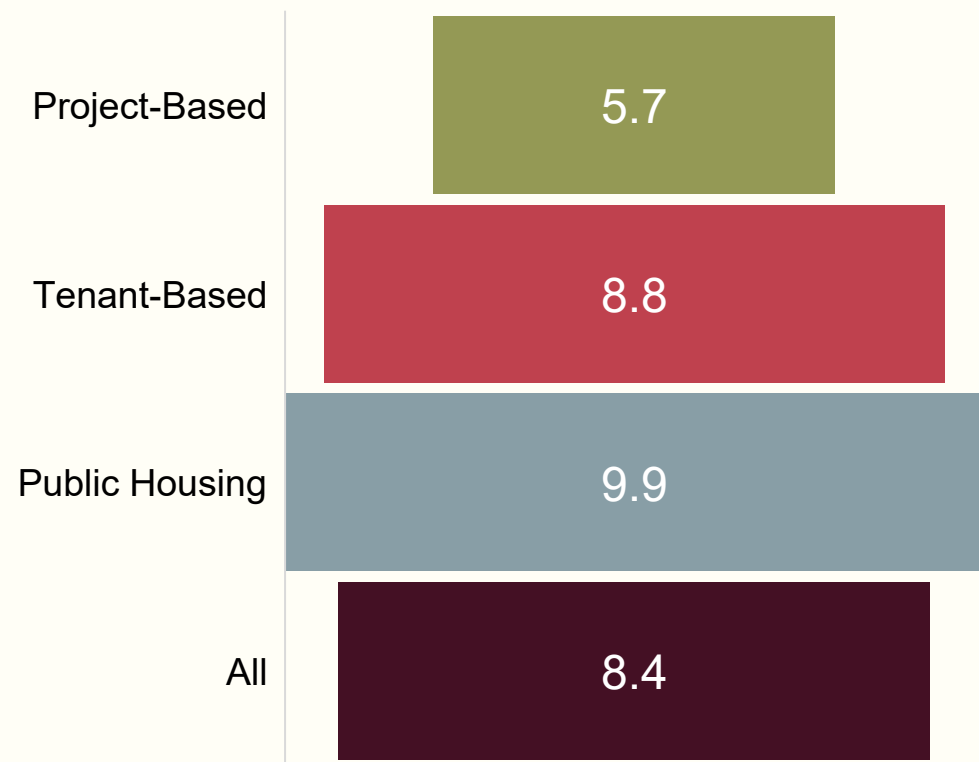
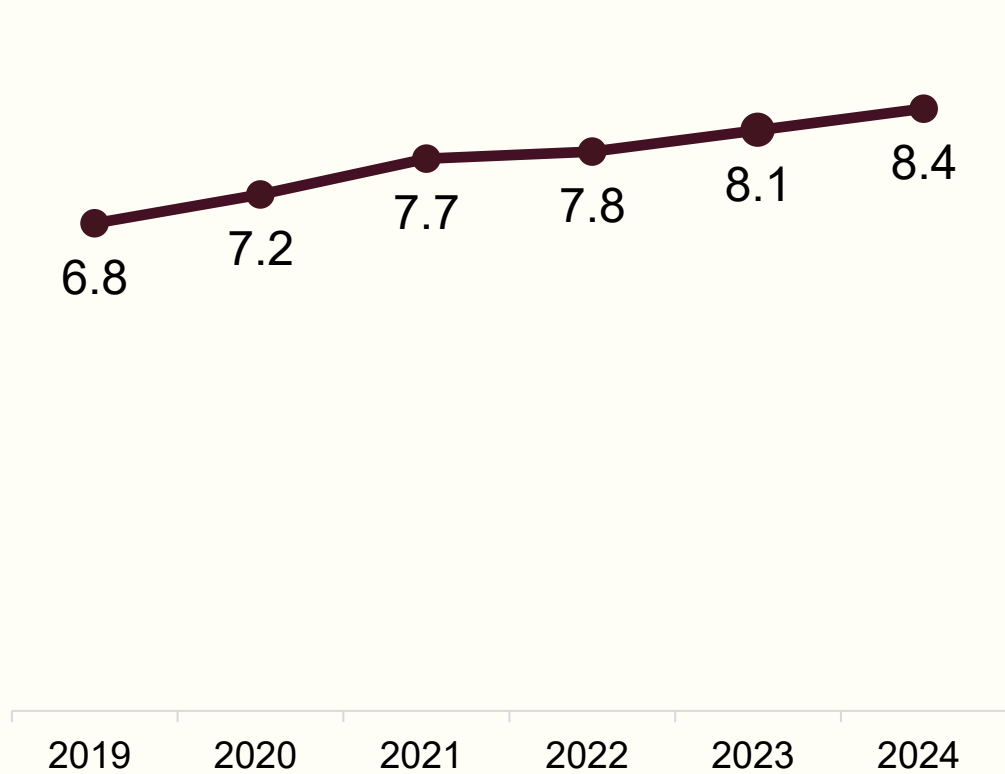
At their last certification:

- 🏠 **10%** reported no income
- 🏠 **58%** reported wage income
- 🏠 **48%** reported non-wage income (e.g., cash benefits)

Resident income is not keeping pace with recent increases in area median family income

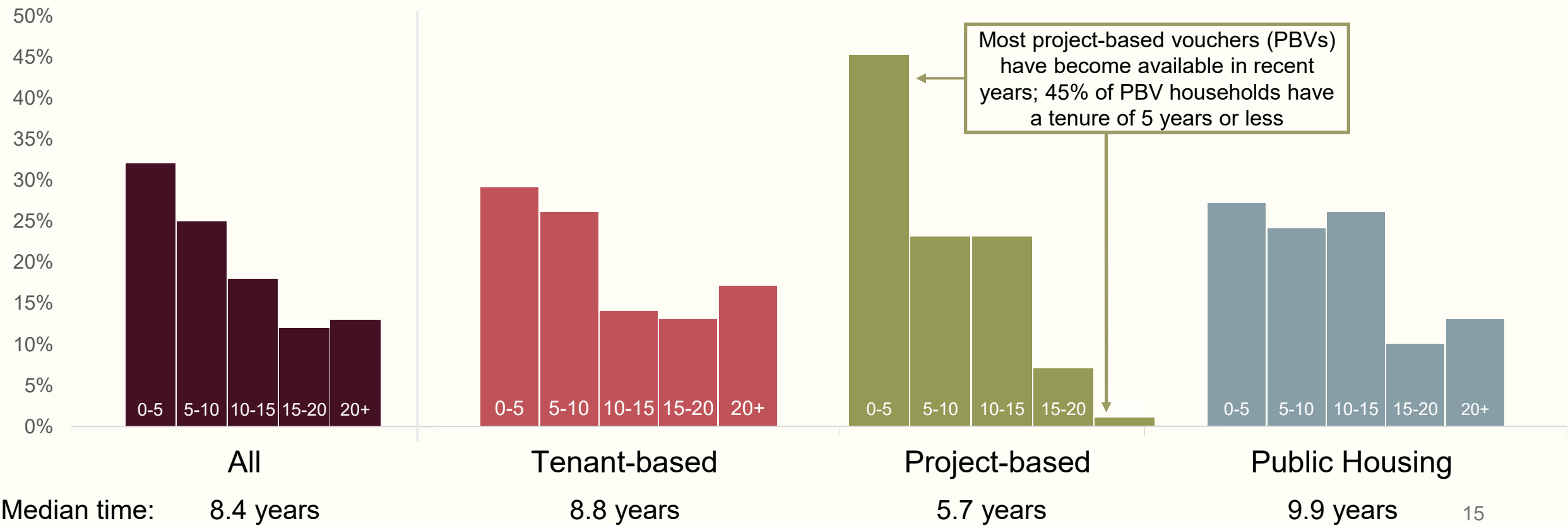


The median time on subsidy has been steadily increasing. The household average is now 8.4 years.

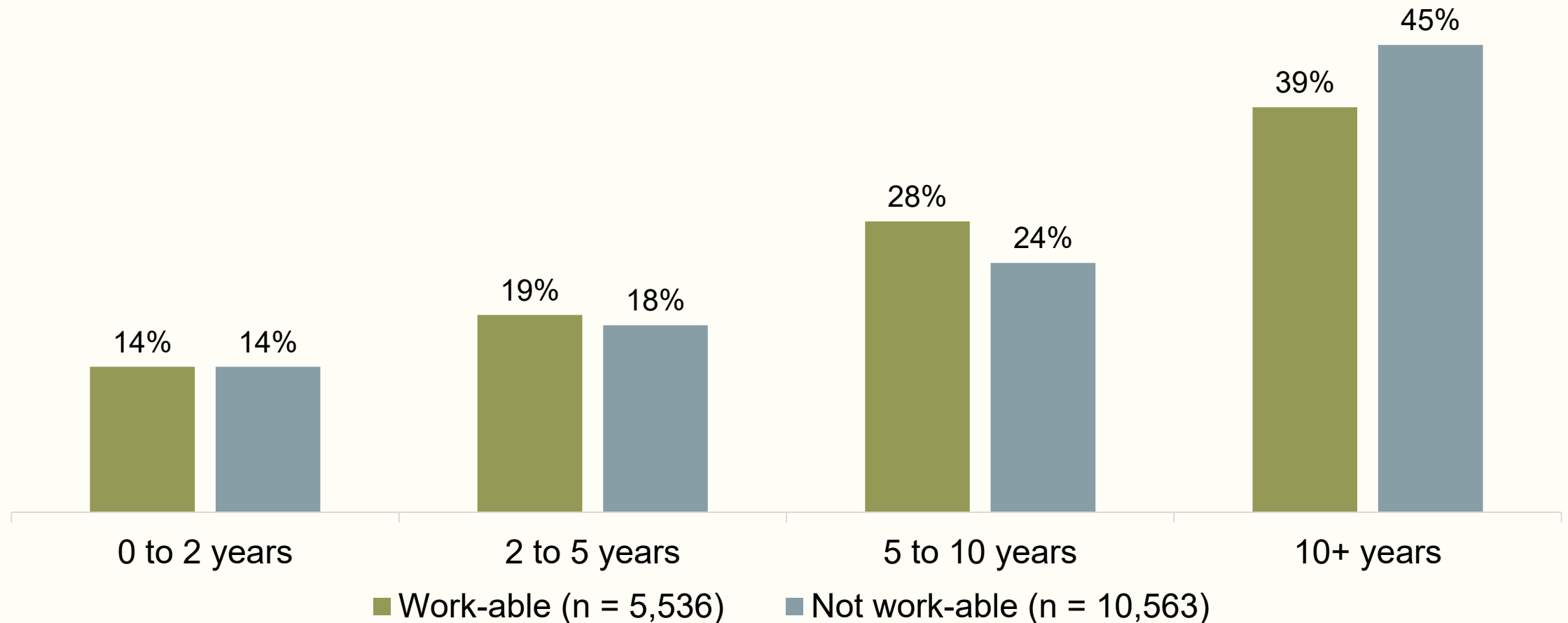


One-third of households have had a subsidy for 5 years or less, and one-quarter for 15 years or more.

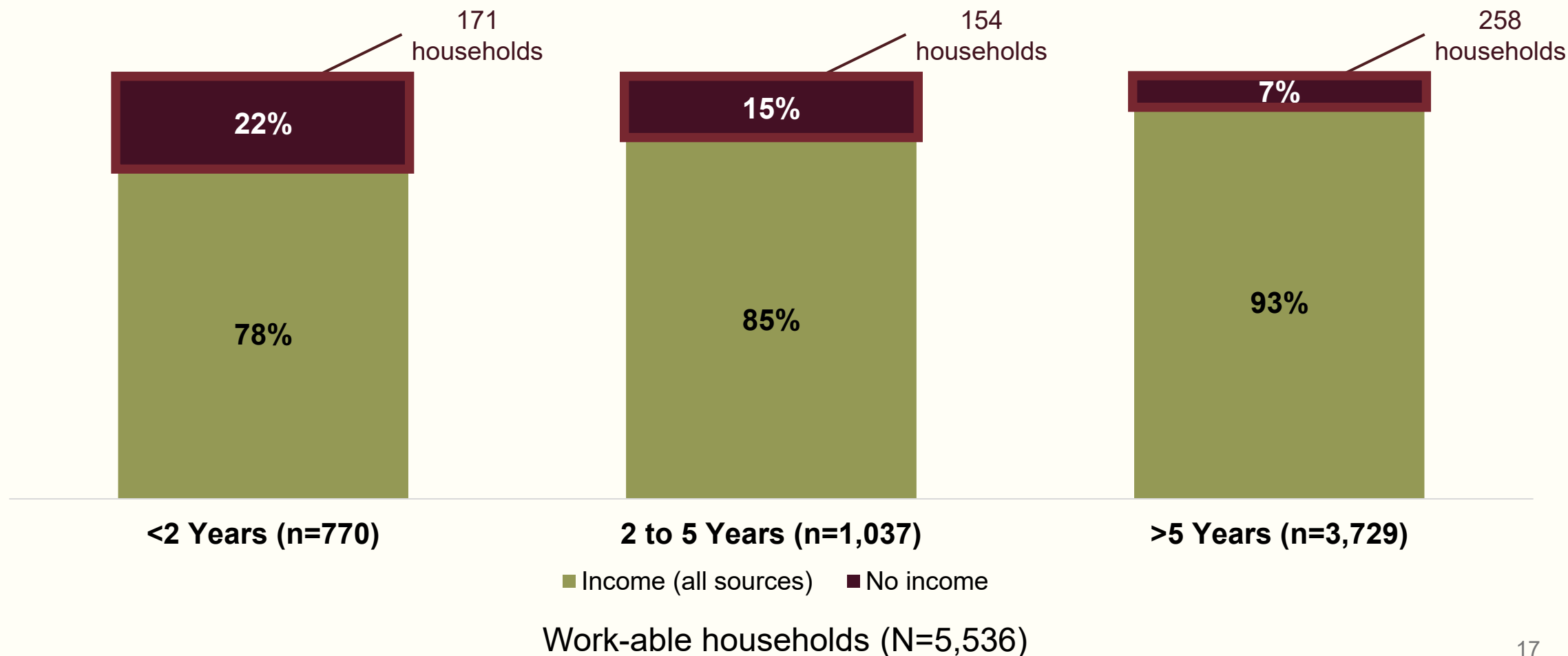
Distribution of households by years on subsidy



Work-able households spend less time on subsidy than non-work-able households.

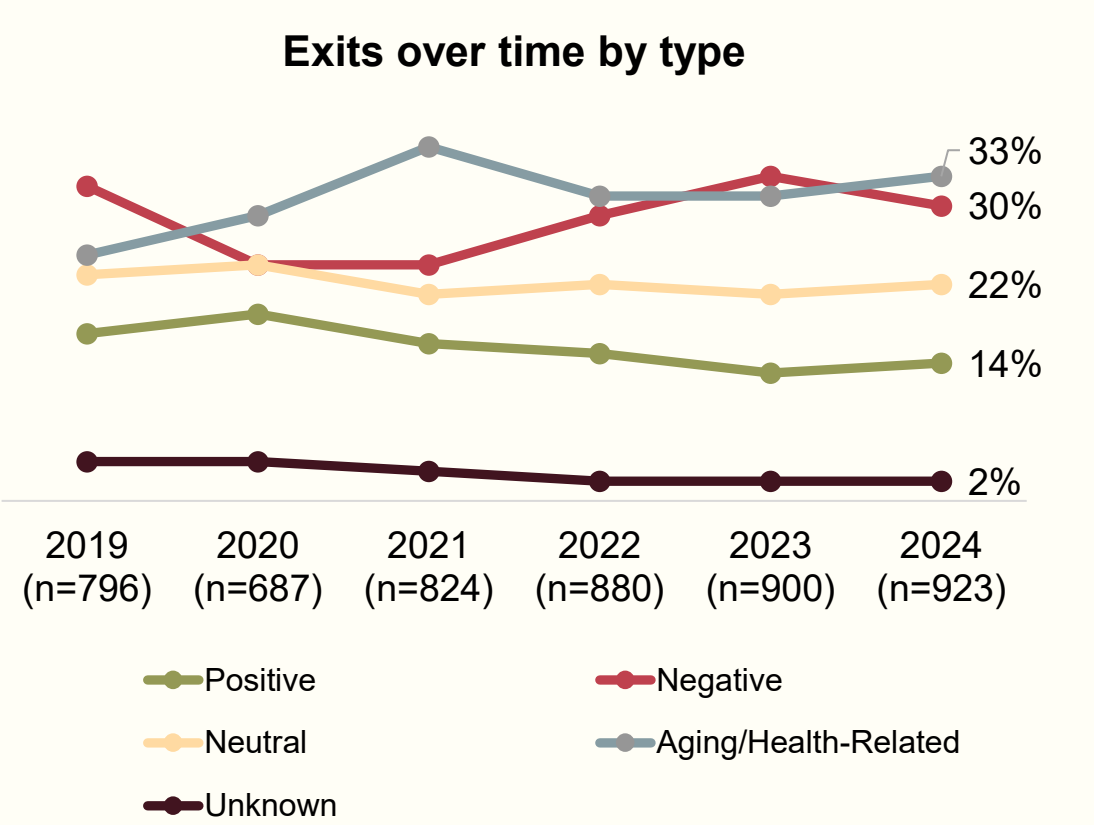


**A subset of work-able households have no income.
This share of households becomes smaller as time on
subsidy increases.**



Most common reasons for exit relate to aging and health.

5.7% of households exited in 2024.



Top 10 exit reasons in 2024	
Deceased	248
Moved in with family or friends	165
Document compliance (incomplete review, unreported change)	74
Client location unknown/abandoned unit	69
Moved to non-subsidized rental	58
Needed housing with higher level of services	46
Section 8 voucher expired	42
Section 8 over income	40
Section 8 landlord eviction	26
Homeownership	24

2024 Highlights



Number served

KCHA continues to serve more households

31% of households live in KCHA units



Household composition

Number of elderly households has been growing, though new households are younger

68% of new households were at risk of homelessness



Household income

Household income is low and well below cost of living

Many work-able households have little or no earned income



Time on subsidy

Continues to lengthen

Smaller shares of work-able households have long times on subsidy



Exiting assistance

The number of households exiting KCHA programs is low and most commonly due to health/aging



Questions?





King County
Housing
Authority

2024 RESIDENT CHARACTERISTICS DATA BOOK

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

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CHARACTERISTICS OF KCHA'S FEDERALLY SUBSIDIZED HOUSEHOLDS

Preface

The King County Housing Authority (KCHA) provides quality, affordable rental housing and rental assistance to approximately 26,000 households and 50,000 people. Its jurisdiction includes 33 cities across King County (every city except Renton and Seattle). Since our founding in 1939, the agency has been dedicated to supporting families and individuals by providing housing stability—transforming lives through housing. Housing is a basic need, and we recognize that the demand for affordable housing continues to exceed the supply.

One of the primary ways that KCHA supports households is through **federally subsidized** assistance. This includes both public housing owned and managed by KCHA and Housing Choice Vouchers (HCVs), also known as Section 8. Vouchers are offered in two forms: tenant-based vouchers, which are attached to a household to secure rental units in the community, and project-based vouchers, which are attached to a specific unit. In both cases, the HCVs help to reduce the rent burden for eligible households.

Each year, KCHA analyzes data relating to federally subsidized households we serve. The purpose of this Resident Characteristics (RC) data book is to provide a reference for frequently requested statistics about KCHA's federally subsidized client population, including:

- scale and geography;
- demographics and income; and
- trends related to KCHA client entry into and exit from housing assistance.

Data sources, methodology, and limitations. The primary data sources used to create this data book include household and individual-level data collected from the U.S. Department of Housing and Urban Development (HUD) Form 50058, household certifications, and exit records. We also use population information for King County from the U.S. Census and neighborhood characteristics data from Harvard University's Opportunity Insights research group.

Statistics for all years based on KCHA's administrative data reflect the data pulled and analyzed for the referenced year as of April 2025.¹

Timeframe. Data in this report relate to households served from 2019 up to the most recent year of complete data (2024), with a focus on the most current year. Presentations of

¹ This year's methodology differs from previous years. Data for all years was re-compiled whereas in previous reports the data for prior years was not updated. The methodology was changed to improve comparability of data across years and to reflect the most recent data as data are often entered or corrected after the data pull. As a result, some statistics in this report may differ from earlier reports. Counts presented here may also deviate by several percentage points from final recorded data since KCHA databases are continually updated.

annualized data help to identify important trends. For this report, 2024 data reflect the latest recorded data for a household as of December 31st.

Population covered. This data book addresses KCHA's federally subsidized households that use a Housing Choice Voucher (HCV) or reside in KCHA's public housing. Because the client populations and experiences associated with each subsidy type differ, we report characteristics by:

- **Public housing** properties owned and managed by KCHA;
- **Tenant-based vouchers** leased on the private market; and
- **Project-based vouchers** attached to specific units.

Note: Some of the households reported in this data book using an HCV include:

- **Households with a voucher that moved into KCHA's jurisdiction ("port ins").** These households use tenant-based vouchers issued by another public housing authority (PHA) but are leased in KCHA's jurisdiction and managed by KCHA; port-ins are included in the characteristics data under tenant-based vouchers unless otherwise noted.
- **Households using a Special Purpose Voucher.** Special purpose vouchers² are designed for specific populations, such as people experiencing homelessness. Depending on the structure of the program, these households are categorized as either tenant-based or project-based voucher households.

Households for which administrative data is not collected by KCHA are not included in this data book. These households include:

- **Residents of KCHA's Asset Managed portfolio without HCV assistance.** Data on these households is extremely limited³. KCHA does not maintain administrative records for these residents, except for those with an HCV living in these properties.
- **Households with HCVs who have moved out of KCHA's jurisdiction ("port outs").** These households are managed by other PHAs, and KCHA has limited access to their data.
- **Households participating in certain local, non-traditional programs.** This includes households involved in smaller boutique programs such as the Student and Family Stability Initiative and sponsor-based supportive housing programs which are not captured in KCHA's administrative data systems.

² "Special purpose" vouchers (SPVs) are intended for specific populations such as persons experiencing homelessness or fleeing domestic violence, including but not limited to voucher programs such as Veterans Administration Supportive Housing (VASH), non-elderly and Mainstream disability vouchers, Family Unification Program (FUP) for those involved in the child welfare system, Foster Youth to Independence (FYI) for youth aging out of foster care, and Emergency Housing Vouchers (EHVs).

³ KCHA owns nearly 9,000 units of Asset Managed housing. KCHA's asset managed housing is largely intended for "workforce" households that, while not eligible for federal housing assistance, may find market-rate rents unaffordable. "Workforce" households typically earn between 60% and 120% of the area median income.

The following table summarizes the types of subsidies outlined above, including KCHA's role in relation to the subsidy, where they live, and who serves as their landlord.

Characteristics of subsidy types offered by KCHA

	Public Housing	Tenant-based voucher*	Project-based voucher*	Port-in voucher	Port-out voucher
PHA administering the subsidy (e.g., pays for the subsidy)	KCHA	KCHA	KCHA	Other PHA	KCHA
PHA managing the subsidy (e.g., reviews eligibility, calculates rent)	KCHA	KCHA	KCHA	KCHA	Other PHA
Unit location	Unit in specific property owned by KCHA	Unit on private market within KCHA's jurisdiction	Unit in specific property owned by KCHA or another non-profit landlord within KCHA's jurisdiction	Unit on private market in KCHA's jurisdiction	Unit on private market outside of KCHA jurisdiction
Landlord	KCHA	Variable	KCHA and/or non-profit	Variable	Variable

*Includes Special Purpose Vouchers.

Chapter 1 POPULATION SIZE BY TYPE OF HOUSING SUBSIDY

Tables 1.1 and 1.2 present the number and percent of federally subsidized households and individuals living in KCHA's jurisdiction by year, from 2019 to 2024. Most households served by KCHA use tenant-based vouchers, followed by project-based vouchers, and then public housing. These statistics are influenced by the number of vouchers approved by HUD to be administered by KCHA, as well as the number of properties and units owned by KCHA.

Table 1.1 Number and percent of households by subsidy type and year

	2019	2020	2021	2022	2023	2024
Public Housing	2,532 (15%)	2,528 (14%)	2,556 (14%)	2,542 (14%)	2,524 (13%)	2,552 (13%)
Tenant-based voucher	8,305 (48%)	8,718 (49%)	8,803 (49%)	9,684 (52%)	10,711 (56%)	10,559 (55%)
Project-based voucher	2,493 (15%)	2,465 (14%)	2,549 (14%)	2,577 (14%)	2,798 (15%)	2,988 (15%)
Port-in*	3,345 (19%)	3,389 (19%)	3,453 (19%)	3,250 (17%)	2,373 (12%)	2,340 (12%)
Port-out	510 (3%)	551 (3%)	580 (3%)	738 (4%)	796 (4%)	872 (5%)
Total	17,185 (100%)	17,651 (100%)	17,941 (100%)	18,791 (100%)	19,202 (100%)	19,311 (100%)

*Elsewhere in the data book, port-in households are combined with tenant-based voucher households unless otherwise noted.

Table 1.2 Number and percent of individuals by subsidy type and year

	2019	2020	2021	2022	2023	2024
Public Housing	4,703 (12%)	4,690 (11%)	4,690 (11%)	4,634 (11%)	4,590 (11%)	4,610 (11%)
Tenant-based voucher	29,127 (72%)	30,114 (73%)	30,303 (73%)	31,365 (74%)	31,433 (73%)	31,060 (73%)
Project-based voucher	6,740 (17%)	6,587 (16%)	6,639 (16%)	6,643 (16%)	6,927 (16%)	7,104 (17%)
Total	40,570 (100%)	41,391 (100%)	41,632 (100%)	42,642 (100%)	42,950 (100%)	42,774 (100%)

Excludes port-outs

Table 1.3 presents the number and percent of households using tenant- and project-based vouchers living in each of three housing types. Most tenant-based voucher holders rent units on the private market whereas the largest percentage of project-based voucher holders live in properties managed by KCHA. Ten percent of tenant-based voucher holders and 21% of project-based voucher holders lived in KCHA's asset-managed properties in 2024.

Table 1.3 Number and percent of HCV households by property type and subsidy (2024)

	Tenant-based voucher	Project-based voucher	Total
Asset-managed (KCHA owned and third party managed)	1,264 (10%)	611 (21%)	1,875 (12%)
KCHA owned and managed	107 (1%)	1,199 (40%)	1,306 (8%)
Private or non-profit owned and managed	11,440 (89%)	1,152 (39%)	12,592 (80%)
Total	12,811 (100%)	2,962 (100%)	15,773 (100%)

Excludes port-outs, public housing, and units that have been marked as confidential

Chapter 2 GEOGRAPHY

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

- **Transitional/Supportive Housing.** These properties are owned by KCHA and leased to nonprofit organizations. The nonprofit lessees typically operate time-bound housing where supportive services are offered to help household work toward more permanent housing solutions. Households residing in these properties are not recipients of federal housing subsidies and are not reported through HUD's Form 50058.
- **Family Public Housing.** These properties house households accessing Public Housing. These properties serve mostly families.
- **Manufactured Housing.** KCHA offers opportunities for homeownership at several manufactured housing properties. Housing Choice Vouchers can be applied to lot rental at this properties, but cannot be used for the purchase of a manufactured home.
- **Senior/Disabled Subsidized Housing.** These properties house households accessing Public Housing. They are open specifically to seniors and people with disabilities.
- **Workforce Housing.** These properties primarily aim to house households that are not eligible for federal subsidies and can pay rent closer to market rents. Households residing in these properties typically have income between 60% to 120% of area median income (AMI).

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

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

Figure 2.1 Map of Properties by Type

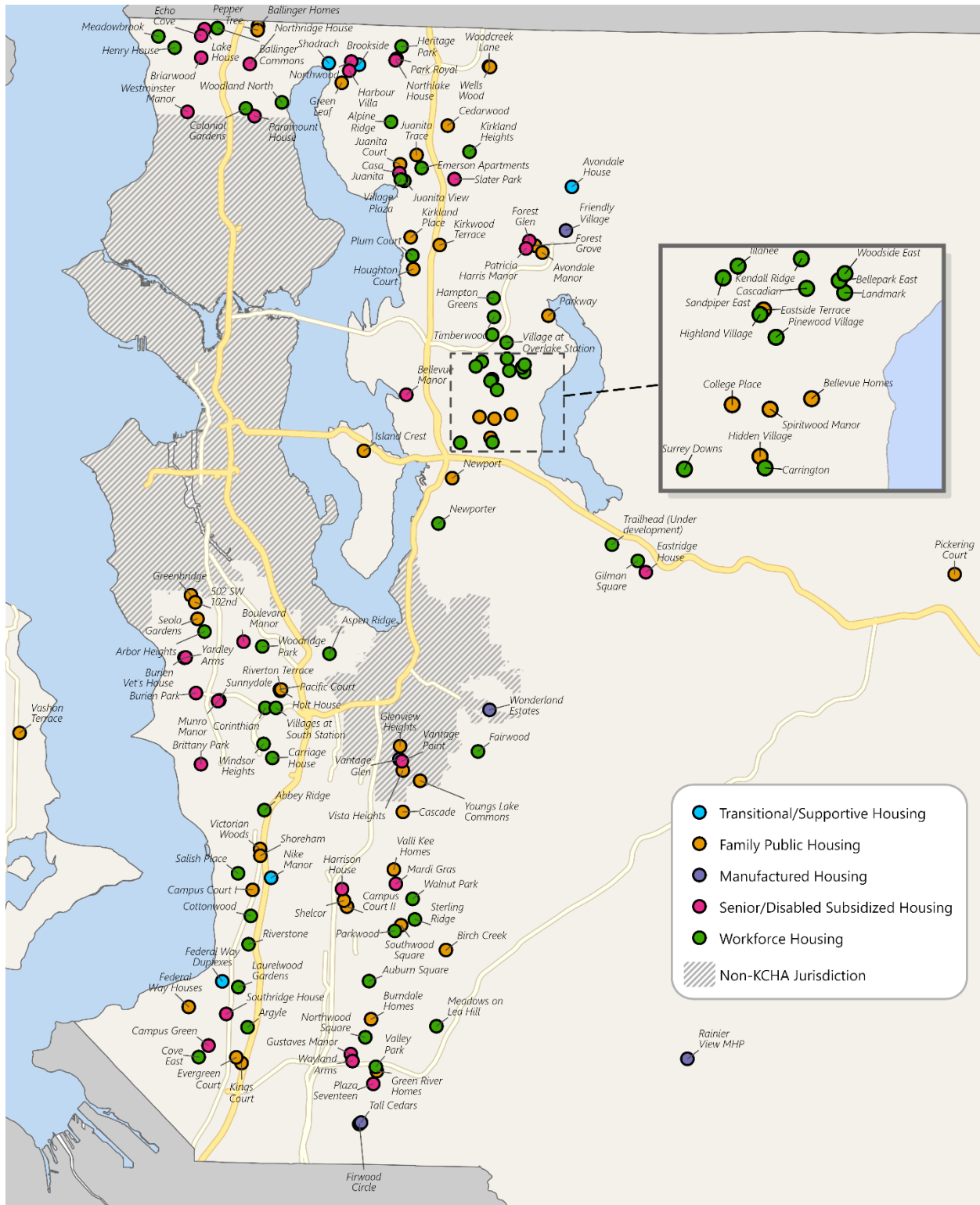
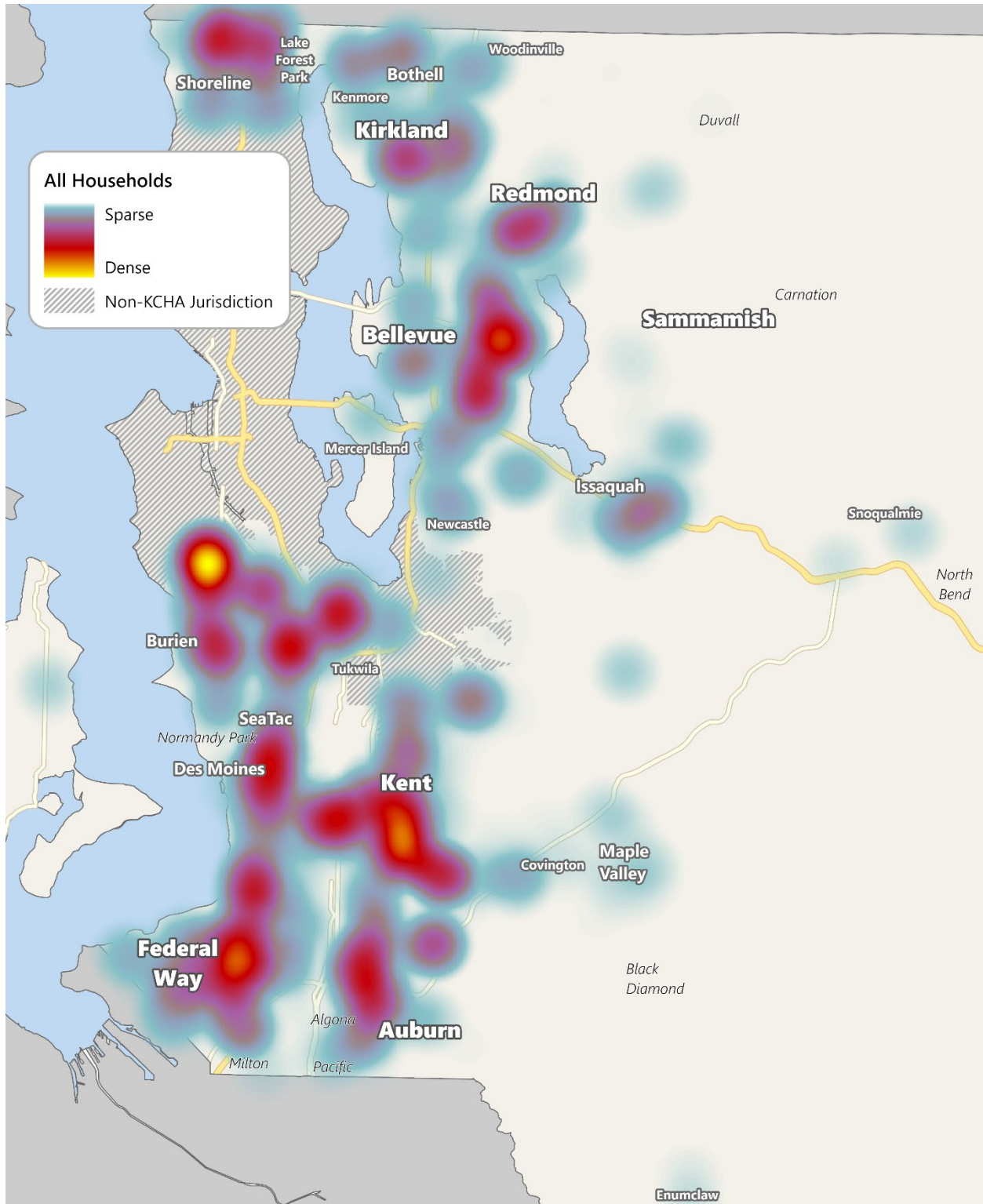
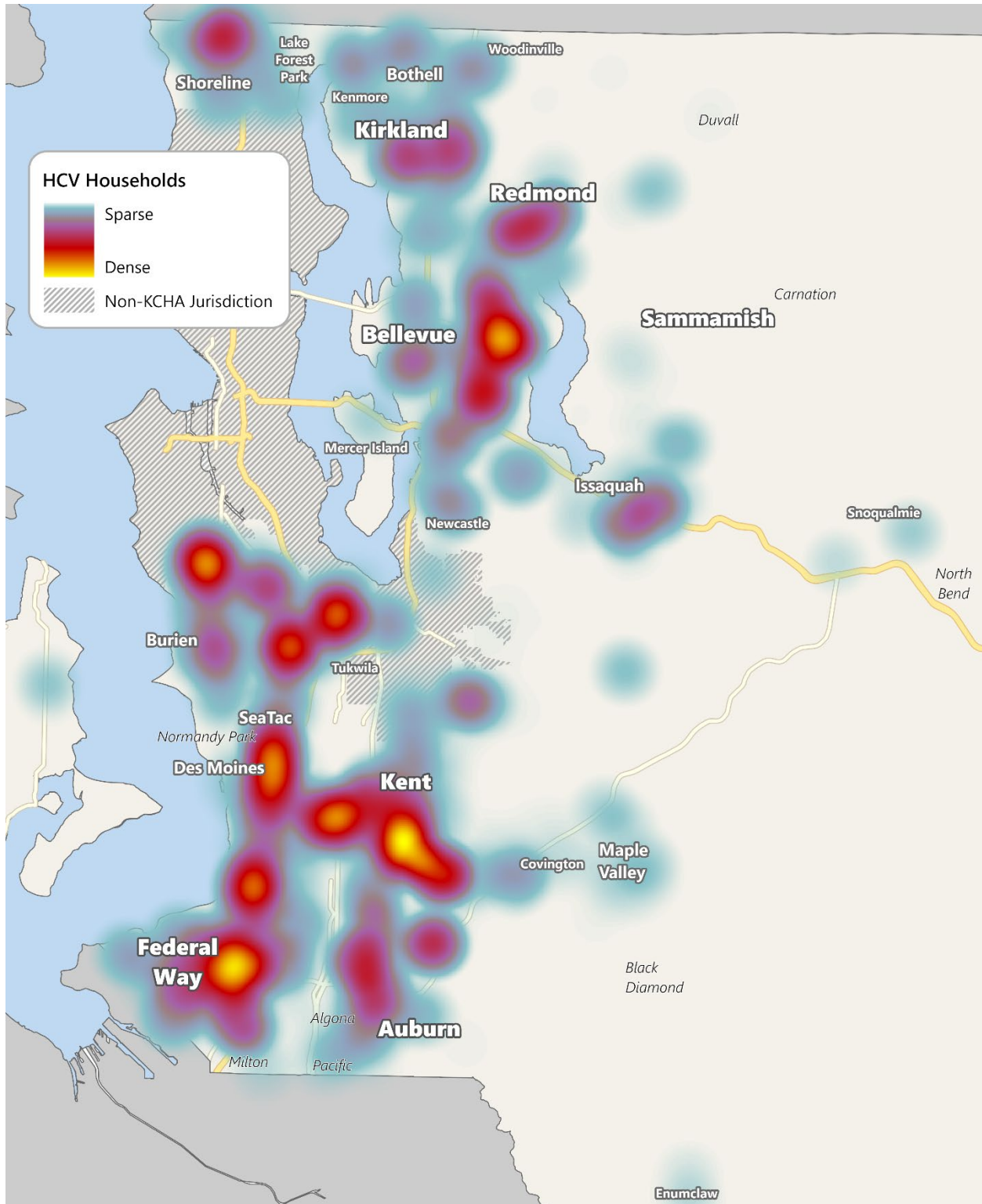


Figure 2.2 Heat map of all households



Note: Reflects household counts; not relative to the population

Figure 2.3 Heat map of HCV households



Note: Reflects household counts; not relative to the population.

Voucher distribution by opportunity area. Historically, across the U.S. and in King County, most families using HCVs have leased units in high-poverty, low-opportunity areas due to a variety of factors. However, research evidence has shown that children in low-income families who move to higher opportunity areas have better outcomes than their counterparts in terms of educational attainment and future earnings.⁴ From 2018 to 2020, KCHA was part of a research pilot project called “Creating Moves to Opportunity” that tested strategies aimed at supporting families who wished to use their vouchers to move to opportunity areas. This resulted in gains in the share of newly entering HCV families that moved to opportunity areas in King County.⁵

KCHA continues to track how many voucher households with children are leased up in “opportunity areas.” To identify high-opportunity neighborhoods, researchers used the Opportunity Atlas which provides the rates of “upward income mobility for children growing up in low-income families” across Census Tracts.⁶ We use this designation to track the percent of HCV families living in opportunity areas. Table 2.1 displays the number of HCV households with children that reside in opportunity areas across years. In 2024, 32% of these families lived in opportunity areas.

Table 2.1 Number and percent of families with children participating in HCV by CMTO opportunity area and year

	2019	2020	2021	2022	2023	2024
No, not living in opportunity area	4,238 (70%)	4,226 (69%)	4,122 (68%)	4,189 (67%)	4,138 (67%)	4,063 (67%)
Yes, living in opportunity area	1,755 (29%)	1,793 (29%)	1,840 (30%)	1,964 (32%)	1,977 (32%)	1,942 (32%)
Missing*	88 (1%)	89 (1%)	82 (1%)	79 (1%)	96 (2%)	100 (2%)
Total	6,081 (100%)	6,108 (100%)	6,044 (100%)	6,232 (100%)	6,211 (100%)	6,105 (100%)

Excludes port-outs and public housing

*A small number of addresses are kept confidential or for other reasons may not be used for this analysis.

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

⁵ Bergman, Peter, Raj Chetty, Stefanie DeLuca, Nathaniel Hendren, Lawrence F. Katz, and Christopher Palmer. 2023. *Creating moves to opportunity: Experimental evidence on barriers to neighborhood choice*. National Bureau of Economic Research.

⁶ <https://www.opportunityatlas.org/>

Chapter 3 DEMOGRAPHIC CHARACTERISTICS

KCHA's households vary by demographic characteristics. This section summarizes data on characteristics for all subsidy types **except port-outs**, including:

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

Household type and composition. One way that KCHA examines households is by using four mutually exclusive categories⁷:

- Households categorized as “Elderly” have at least one member 62 years old or older.
- Households categorized as “Member with a Disability” have at least one member with a disability, defined as a physical or mental impairment that meets HUD guidelines, but have no member 62 years old or older.
- “Work-able with Children” households have at least one member less than 18 years old, but with neither an elder nor member with a disability.
- Finally, households designated as “Work-able without Children” have no children, no elders, nor members with a disability.

Table 3.1 displays the number and percent of households by household type over time. The share of households that are elderly has increased from 32% in 2019 to 36% in 2024, making elderly households the largest and fastest-growing population receiving KCHA assistance. It should be noted, with the natural aging of the population, people in other categories who reside in KCHA-assisted housing may eventually become a household in the Elderly category. The share of work-able with children households has decreased from 29% to 26%.

Table 3.1 Number and percent of households by mutually exclusive category and year

	2019	2020	2021	2022	2023	2024
Elderly	5,258 (32%)	5,606 (33%)	5,836 (34%)	6,195 (34%)	6,464 (35%)	6,716 (36%)
Member with a disability	5,165 (31%)	5,201 (30%)	5,169 (30%)	5,157 (29%)	5,161 (28%)	5,006 (27%)
Work-able with children	4,879 (29%)	4,874 (29%)	4,818 (28%)	4,939 (27%)	4,916 (27%)	4,823 (26%)
Work-able without children	1,373 (8%)	1,419 (8%)	1,538 (9%)	1,762 (10%)	1,865 (10%)	1,894 (10%)
Total	16,675 (100%)	17,100 (100%)	17,361 (100%)	18,053 (100%)	18,406 (100%)	18,439 (100%)

⁷ KCHA's method of categorizing a household as elderly or disabled differs somewhat from how HUD defines elderly, disabled, and work-able households.

Table 3.2 displays the number of households by both household type and subsidy. It is notable that elderly households make up a higher proportion of public housing subsidies than tenant- or project-based vouchers (58% compared with 33% or 31%). As noted in Table 3.3, however, households entering in 2024 differed by household composition from households overall. New households were less likely to include an elderly member or work-able adult; they were slightly more likely to include a member living with a disability.

Table 3.2 Number and percent of households by mutually exclusive category and subsidy (2024)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Elderly	1,492 (58%)	4,290 (33%)	934 (31%)	6,716 (36%)
Member with a disability	547 (21%)	3,672 (28%)	787 (26%)	5,006 (27%)
Work-able with children	364 (14%)	3,549 (28%)	910 (30%)	4,823 (26%)
Work-able without children	149 (6%)	1,388 (11%)	357 (12%)	1,894 (10%)
Total	2,552 (100%)	12,899 (100%)	2,988 (100%)	18,439 (100%)

Table 3.3 Number and percent of households (all and new) including member types by subsidy (all and new) (2024)

Households with one or more...*	All households				New entry households**			
	Public Housing	Tenant-based voucher	Project-based voucher	All	Public Housing	Tenant-based voucher	Project-based voucher	All
Number of households	2,552	12,899	2,988	18,439	140	424	430	994
Elderly member	1,492 (58%)	4,290 (33%)	934 (31%)	6,716 (36%)	74 (53%)	77 (18%)	92 (21%)	243 (24%)
Member with a disability	1,415 (55%)	6,623 (51%)	1,307 (44%)	9,345 (51%)	81 (58%)	233 (55%)	227 (53%)	541 (54%)
Work-able member	741 (29%)	6,829 (53%)	1,653 (55%)	9,223 (50%)	22 (16%)	228 (54%)	178 (41%)	428 (43%)
Child(ren)	488 (19%)	4,917 (38%)	1,188 (40%)	6,593 (36%)	20 (14%)	195 (46%)	141 (33%)	356 (36%)

*Characteristics not mutually exclusive

** "New entry" households exclude port-ins whereas "All households" include port-ins

While most characteristics are reported at the head of household level, Table 3.4 provides data on selected characteristics of individuals living in KCHA households. For example, a majority (58%) of KCHA residents are female and nearly a quarter (24%) have a disability. KCHA housed 14,535 children in 2024, representing approximately one-third of KCHA's resident population.

Table 3.4 Number and percent of individuals by selected characteristics* and year

	2019	2020	2021	2022	2023	2024
Number of individuals	40,570	41,391	41,632	42,642	42,950	42,774
Female	23,731 (58%)	24,212 (58%)	24,300 (58%)	24,893 (58%)	25,109 (58%)	25,006 (58%)
Individual with a disability	9,483 (23%)	9,722 (23%)	9,891 (24%)	10,093 (24%)	10,287 (24%)	10,275 (24%)
Children (<18 y/o)	15,144 (37%)	15,188 (37%)	15,001 (36%)	15,139 (36%)	14,979 (35%)	14,535 (34%)
Elderly (62+ years old)	5,994 (15%)	6,388 (15%)	6,628 (16%)	7,007 (16%)	7,296 (17%)	7,554 (18%)

*Characteristics not mutually exclusive

Household size. Table 3.5 displays counts and percentages of KCHA households by household size. In 2024, nearly half (45%) of households were composed of one person, and nearly a quarter (23%) had two people. As shown in Table 3.6, voucher holders had a higher median and average household size than households living in public housing.

Table 3.5 Number and percent of households by household size and year

	2019	2020	2021	2022	2023	2024
1 person	6,922 (42%)	7,180 (42%)	7,408 (43%)	7,873 (44%)	8,138 (44%)	8,233 (45%)
2 people	3,854 (23%)	3,922 (23%)	3,969 (23%)	4,129 (23%)	4,251 (23%)	4,218 (23%)
3 people	2,147 (13%)	2,212 (13%)	2,209 (13%)	2,236 (12%)	2,251 (12%)	2,295 (12%)
4 people	1,607 (10%)	1,607 (9%)	1,615 (9%)	1,655 (9%)	1,639 (9%)	1,582 (9%)
5 people	1,001 (6%)	996 (6%)	971 (6%)	958 (5%)	955 (5%)	952 (5%)
6+ people	1,144 (7%)	1,183 (7%)	1,189 (7%)	1,202 (7%)	1,172 (6%)	1,159 (6%)
Total	16,675 (100%)	17,100 (100%)	17,361 (100%)	18,053 (100%)	18,406 (100%)	18,439 (100%)

Table 3.6 Median and mean (average) household size by subsidy type (2024)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Median	1	2	2	2
Mean	1.81	2.41	2.38	2.32

Age. Tables 3.7 displays age category breakdowns for heads of households receiving KCHA housing subsidies. As shown in Table 3.8, heads of households in public housing units were

older, on average, than those using vouchers. Households entering in 2024 were younger than the KCHA resident population as a whole.

Table 3.7 Number and percent of heads of household by age (in years) by year

	2019	2020	2021	2022	2023	2024
18-20 years old	45 (<1%)	50 (<1%)	50 (<1%)	64 (<1%)	61 (<1%)	48 (<1%)
21-29 years old	1,064 (6%)	1,002 (6%)	940 (5%)	1,024 (6%)	1,018 (6%)	1,006 (5%)
30-39 years old	3,319 (20%)	3,296 (19%)	3,235 (19%)	3,215 (18%)	3,197 (17%)	3,125 (17%)
40-49 years old	3,360 (20%)	3,478 (20%)	3,620 (21%)	3,820 (21%)	3,952 (21%)	3,930 (21%)
50-61 years old	3,977 (24%)	4,044 (24%)	4,061 (23%)	4,140 (23%)	4,124 (22%)	4,055 (22%)
62-69 years old	2,212 (13%)	2,359 (14%)	2,475 (14%)	2,684 (15%)	2,832 (15%)	2,888 (16%)
70-79 years old	1,606 (10%)	1,717 (10%)	1,790 (10%)	1,911 (11%)	2,028 (11%)	2,185 (12%)
80+ years old	1,092 (7%)	1,154 (7%)	1,190 (7%)	1,195 (7%)	1,194 (6%)	1,202 (7%)
Total	16,675 (100%)	17,100 (100%)	17,361 (100%)	18,053 (100%)	18,406 (100%)	18,439 (100%)

Table 3.8 Median and mean (average) age in years by subsidy type, all households and new households only (2024)

	All households (N=18,439)				New entry households* (N=994)			
	Public Housing	Tenant-based voucher	Project-based voucher	All	Public Housing	Tenant-based voucher	Project-based voucher	All
Median	65	51	50	53	62	39	43	43
Mean	62.6	52.4	51.5	53.7	59.3	42.5	46.0	46.4

*New entry households excludes port-ins

Gender. Tables 3.9 and 3.10 display the number and percent of KCHA heads of household by gender. While 58% of all residents identify as female (see Table 3.4), a higher percentage of KCHA households (69%) are female-headed.

Table 3.9 Number and percent of heads of household by gender and year

	2019	2020	2021	2022	2023	2024
Female	11,725 (70%)	12,009 (70%)	12,138 (70%)	12,594 (70%)	12,799 (70%)	12,770 (69%)
Male	4,950 (30%)	5,091 (30%)	5,223 (30%)	5,459 (30%)	5,607 (30%)	5,669 (31%)
Total	16,675 (100%)	17,100 (100%)	17,361 (100%)	18,053 (100%)	18,406 (100%)	18,439 (100%)

Table 3.10 Number and percent of heads of household by gender and subsidy (2024)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Female	1,663 (65%)	9,211 (71%)	1,896 (63%)	12,770 (69%)
Male	889 (35%)	3,688 (29%)	1,092 (37%)	5,669 (31%)
Total	2,552 (100%)	12,899 (100%)	2,988 (100%)	18,439 (100%)

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

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

When an individual selects more than one race, they appear in the Multiple race category. Due to low counts, the Multiple and Other categories are combined in Table 3.11 which displays the number of heads of household by race. More than half (54%) of KCHA's heads of household are people of color, illustrating racial disproportionality in the impact of rent burdens.

Ethnicity (whether an individual is Hispanic) is addressed in a separate question. The options for ethnicity are “Hispanic”, “Non-Hispanic”, or “Declined to Report.” The latter category is grouped with missing information as the “Unknown” category in Table 3.12. In 2024, 7% of KCHA heads of household identified as Hispanic.

Table 3.11 Number and percent of heads of household by race and year

	2019	2020	2021	2022	2023	2024
American Indian/Alaska Native	225 (1%)	234 (1%)	235 (1%)	281 (2%)	303 (2%)	306 (2%)
Asian	1,317 (8%)	1,435 (8%)	1,433 (8%)	1,478 (8%)	1,503 (8%)	1,508 (8%)
Black/African American	6,227 (37%)	6,408 (37%)	6,563 (38%)	6,864 (38%)	6,977 (38%)	6,950 (38%)
Native Hawaiian/Other Pacific Islander	282 (2%)	293 (2%)	306 (2%)	340 (2%)	367 (2%)	377 (2%)
White	7,939 (48%)	8,030 (47%)	8,108 (47%)	8,324 (46%)	8,448 (46%)	8,475 (46%)
Multiple/Other	683 (4%)	695 (4%)	706 (4%)	756 (4%)	799 (4%)	811 (4%)
Unknown	2 (<1%)	5 (<1%)	10 (<1%)	10 (<1%)	10 (<1%)	12 (<1%)
Total	16,675 (100%)	17,100 (100%)	17,361 (100%)	18,053 (100%)	18,407 (100%)	18,439 (100%)

Table 3.12 Number and percent of heads of household by ethnicity and year

	2019	2020	2021	2022	2023	2024
Hispanic	1,051 (6%)	1,080 (6%)	1,112 (6%)	1,187 (7%)	1,249 (7%)	1,288 (7%)
Non-Hispanic	15,623 (94%)	16,019 (94%)	16,248 (94%)	16,865 (93%)	17,156 (93%)	17,150 (93%)
Unknown	1 (<1%)	1 (<1%)	1 (<1%)	1 (<1%)	1 (<1%)	1 (<1%)
Total	16,675 (100%)	17,100 (100%)	17,361 (100%)	18,053 (100%)	18,406 (100%)	18,439 (100%)

Tables 3.13 and 3.14 display the number and percent of heads of household by race and subsidy type in 2024, and then by ethnicity and subsidy type. Place-based subsidies (public housing and project-based vouchers) have higher percentages of White and Asian households and lower percentages of Black/African American households. Project-based vouchers have the highest proportion of heads of households identifying as Hispanic.

Table 3.13 Number and percent of heads of household by race and subsidy (2024)

	Public Housing	Tenant-based voucher	Project-based voucher	All
American Indian/Alaska Native	23 (1%)	227 (2%)	56 (2%)	306 (2%)
Asian	484 (19%)	685 (5%)	339 (11%)	1,508 (8%)
Black/African American	567 (22%)	5,592 (43%)	791 (26%)	6,950 (38%)
Native Hawaiian/Other Pacific Islander	27 (1%)	283 (2%)	67 (2%)	377 (2%)
White	1,325 (52%)	5,569 (43%)	1,581 (53%)	8,475 (46%)
Multiple/Other	115 (5%)	543 (4%)	153 (5%)	811 (4%)
Unknown	11 (<1%)	0	1 (<1%)	12 (<1%)
Total	2,552 (100%)	12,899 (100%)	2,988 (100%)	18,439 (100%)

Table 3.14 Number and percent of heads of household by ethnicity and subsidy (2024)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Hispanic	186 (7%)	804 (6%)	298 (10%)	1,288 (7%)
Non-Hispanic	2,365 (93%)	12,095 (94%)	2,690 (90%)	17,150 (93%)
Unknown	1 (<1%)	0	0	1 (<1%)
Total	2,552 (100%)	12,899 (100%)	2,988 (100%)	18,439 (100%)

Occasionally, race and ethnicity data fields are combined into a single variable to enable comparisons to outside sources of information. Table 3.15 displays a combination of race and ethnicity for head of household in 2024, where Hispanic is embedded in the race categories. Using this method, if a person selects “Hispanic” they are counted as Hispanic, inclusive of all other races, and if they do not select “Hispanic,” they are counted with as their selected race only, non-Hispanic. While we recognize that this method may not represent the full identity of each of our residents, we maintain this categorization in order to compare our resident populations to external data sources like the U.S. Census.

Table 3.15 Number and percent of heads of household by combined race/ethnicity category (2024)

	Number of households	Percent of households
Hispanic (inclusive of all other races)	1,288	7%
American Indian/Alaska Native only, non-Hispanic	274	1%
Asian only, non-Hispanic	1,501	8%
Black/African American only, non-Hispanic	6,851	37%
Native Hawaiian/Other Pacific Islander only, non-Hispanic	320	2%
White only, non-Hispanic	7,501	41%
Multiple/Other, non-Hispanic	698	4%
Unknown	6	<1%
Total	18,439	100%

“Multiple” races were indicated by 791 residents in 2024. Table 3.16 shows a breakout of heads of household included in the “multiple” race category. White and Black/African American are the options most frequently combined with other races within this category. People may have selected more than two choices, meaning that these options are not mutually exclusive and reflect all options selected by residents.

Table 3.16 Number and percent of heads of household “multiple” race detail (2024)

	Number of households	Percent of households
White	571	72%
Black/African American	489	62%
American Indian/Alaska Native	258	33%
Asian	223	28%
Native Hawaiian/Other Pacific Islander	135	17%
Hispanic	105	13%
Other	37	5%
Total (those identifying multiple races)	791	100%

Table 3.17 displays the number and percent of households by race and ethnicity category for households that are categorized as work-able and those that are non-work-able. A larger share of work-able households than non-work-able households are Black and Hispanic, whereas a smaller share are White or Asian.

Table 3.17 Number and percent of households by race/ethnicity and work-able status (2024)

	Work-Able	Not Work-Able	All
Hispanic (inclusive of all other races)	639 (10%)	649 (6%)	1,288 (7%)
American Indian/Alaska Native only, non-Hispanic	108 (2%)	166 (1%)	274 (1%)
Asian only, non-Hispanic	427 (6%)	1,074 (9%)	1,501 (8%)
Black/African American only, non-Hispanic	3,372 (50%)	3,479 (30%)	6,851 (37%)
Native Hawaiian/Other Pacific Islander only, non-Hispanic	166 (2%)	154 (1%)	320 (2%)
White only, non-Hispanic	1,678 (25%)	5,823 (50%)	7,501 (41%)
Multiple/Other, non-Hispanic	326 (5%)	372 (3%)	698 (4%)
Unknown	1 (<1%)	5 (<1%)	6 (<1%)
Total	6,717 (100%)	11,722 (100%)	18,439 (100%)

Language. Table 3.18 displays the number and percent of households by primary language spoken by the head of household. Over the years, as data quality has improved, the number

categorized as “unknown” has decreased. Due to low counts, languages with counts under ten are combined in the “All other languages” category. In 2024, 28% of KCHA heads of household spoke a primary language other than English, with the top nine most common languages spoken being Somali, Russian, Spanish, Vietnamese, Ukrainian, Arabic, Korean, Farsi, and Amharic.

Table 3.18 Number and percent of heads of household primary language by year

	2019	2020	2021	2022	2023	2024
Number of households	16,675	17,100	17,361	18,053	18,406	18,439
English	11,425 (69%)	11,867 (69%)	12,197 (70%)	12,872 (71%)	13,246 (72%)	13,314 (72%)
Somali	1,019 (6%)	1,023 (6%)	1,002 (6%)	1,005 (6%)	993 (5%)	976 (5%)
Russian	784 (5%)	775 (5%)	754 (4%)	716 (4%)	678 (4%)	650 (4%)
Spanish	369 (2%)	375 (2%)	373 (2%)	390 (2%)	398 (2%)	403 (2%)
Vietnamese	407 (2%)	411 (2%)	402 (2%)	400 (2%)	387 (2%)	375 (2%)
Ukrainian	375 (2%)	373 (2%)	368 (2%)	354 (2%)	347 (2%)	348 (2%)
Arabic	250 (2%)	269 (2%)	273 (2%)	296 (2%)	301 (2%)	315 (2%)
Korean	170 (1%)	179 (1%)	180 (1%)	182 (1%)	185 (1%)	183 (1%)
Farsi	156 (<1%)	165 (1%)	170 (1%)	175 (1%)	173 (<1%)	169 (<1%)
Amharic	120 (<1%)	124 (<1%)	128 (<1%)	142 (<1%)	149 (<1%)	163 (<1%)
Tigrinya	74 (<1%)	78 (<1%)	85 (<1%)	88 (<1%)	89 (<1%)	90 (<1%)
Cambodian	85 (<1%)	90 (<1%)	86 (<1%)	85 (<1%)	84 (<1%)	81 (<1%)
Chinese	57 (<1%)	60 (<1%)	63 (<1%)	60 (<1%)	65 (<1%)	65 (<1%)
Chinese, Mandarin	33 (<1%)	38 (<1%)	41 (<1%)	47 (<1%)	51 (<1%)	51 (<1%)
Oromo	36 (<1%)	35 (<1%)	29 (<1%)	37 (<1%)	39 (<1%)	44 (<1%)
Laotian	27 (<1%)	37 (<1%)	37 (<1%)	38 (<1%)	36 (<1%)	34 (<1%)
Pashto	17 (<1%)	22 (<1%)	21 (<1%)	24 (<1%)	30 (<1%)	34 (<1%)
Bosnian	41 (<1%)	37 (<1%)	36 (<1%)	36 (<1%)	34 (<1%)	29 (<1%)
Chinese, Yue (Cantonese)	14 (<1%)	17 (<1%)	19 (<1%)	23 (<1%)	30 (<1%)	27 (<1%)
Swahili	12 (<1%)	12 (<1%)	14 (<1%)	19 (<1%)	23 (<1%)	25 (<1%)
American Sign Language	14 (<1%)	16 (<1%)	18 (<1%)	21 (<1%)	25 (<1%)	24 (<1%)
Marshallese	13 (<1%)	13 (<1%)	14 (<1%)	18 (<1%)	23 (<1%)	24 (<1%)
Persian	20 (<1%)	20 (<1%)	21 (<1%)	24 (<1%)	23 (<1%)	24 (<1%)
Romanian	28 (<1%)	31 (<1%)	30 (<1%)	27 (<1%)	24 (<1%)	24 (<1%)
Samoan	28 (<1%)	25 (<1%)	21 (<1%)	26 (<1%)	25 (<1%)	24 (<1%)
French	14 (<1%)	14 (<1%)	15 (<1%)	17 (<1%)	20 (<1%)	21 (<1%)
Tagalog	21 (<1%)	21 (<1%)	21 (<1%)	20 (<1%)	20 (<1%)	19 (<1%)
Kurdish	15 (<1%)	17 (<1%)	19 (<1%)	19 (<1%)	18 (<1%)	18 (<1%)
Armenian	11 (<1%)	14 (<1%)	15 (<1%)	14 (<1%)	14 (<1%)	14 (<1%)
Burmese	14 (<1%)	14 (<1%)	14 (<1%)	11 (<1%)	11 (<1%)	11 (<1%)
All other languages	178 (1%)	195 (1%)	203 (1%)	211 (1%)	220 (1%)	219 (1%)
Unknown	848 (5%)	733 (4%)	692 (4%)	656 (4%)	645 (4%)	641 (3%)

Income. KCHA serves low-income households; most are extremely low-income (below 30% of the Area Median Income or AMI). Table 3.19 displays the number of KCHA residents falling into each of HUD's income limit categories for KCHA's jurisdiction.⁸ These income limits are based on an area's median family income, adjusted for household size. They correspond approximately to 30%, 50%, and 80% AMI, respectively. For a household of two people in 2024, \$36,200 was the income limit for extremely low income, \$60,250 was the income limit for very low income, and \$88,800 was the income limit for low income.

Table 3.19 Number and percent of residents by income category

Income category*	KCHA residents**
Number of individuals	42,774
Extremely low income (approximately 30% AMI)	33,815 (79%)
Very low income (approximately 50% AMI)	40,531 (95%)
Low income (approximately 80% AMI)	42,292 (99%)

* Based on HUD's FY2024 Median Family Income Calculation Methodology for Seattle-Bellevue, WA HUD Metro FMR Area

** These counts exclude port-outs since residents do not reside in KCHA's jurisdiction and have unknown income.

Table 3.20 displays income estimates for the most recent certification for KCHA households as of the end of each year. Median annual income for KCHA households in 2024 was \$14,705. This includes all forms of income (e.g., earned income or wages, as well as monetary benefits, such as Social Security and unemployment insurance, that are considered income by HUD).

Income has increased fairly steadily over time with the exception of the COVID-19 pandemic period. Inflation increases the cost of living and reduces the power of each dollar. For example, basic necessities such as groceries and gas rose over 20% in cost from 2020 to 2024.⁹ Table 3.21 displays inflation-adjusted¹⁰ income estimates, showing that KCHA residents' household incomes have declined in real terms since 2019.

Table 3.20 Annual household income statistics by year

	2019	2020	2021	2022	2023	2024
Number of households	16,675	17,100	17,361	18,053	18,406	18,439
Mean	\$18,310	\$18,009	\$18,550	\$19,859	\$21,353	\$22,341
Median	\$13,161	\$12,908	\$12,828	\$13,468	\$14,508	\$14,705
1st quartile	\$9,252	\$9,396	\$9,528	\$10,092	\$10,968	\$11,196
3rd quartile	\$23,402	\$22,341	\$23,154	\$25,181	\$27,417	\$28,200

⁸ HUD's FY 2024 Income Limits Documentation System: <https://www.huduser.gov/portal/datasets/il.html#year2024>

⁹ Consumer Price Index for All Urban Consumers (CPI-U): U. S. city average, by expenditure category (<https://www.bls.gov/news.release/cpi.t01.htm>); USDA Economic Research Services: US food prices rose by 23.6 percent from 202 to 2024 (<https://www.ers.usda.gov/data-products/chart-gallery/chart-detail?chartId=58350>)

¹⁰ Inflation-adjustment using the Bureau of Labor Statistics Consumer Price Index (CPI) inflation calculator (<https://data.bls.gov/cgi-bin/cpicalc.pl>).

Table 3.21 Annual household income by year, inflation-adjusted to 2024 dollars

	2019	2020	2021	2022	2023	2024
Number of households	16,675	17,100	17,361	18,053	18,407	18,439
Mean	\$22,488	\$21,821	\$20,999	\$21,117	\$21,970	\$22,341
Median	\$16,164	\$15,640	\$14,521	\$14,321	\$14,927	\$14,705
1st quartile	\$11,363	\$11,385	\$10,786	\$10,732	\$11,285	\$11,196
3rd quartile	\$28,741	\$27,070	\$26,210	\$26,777	\$28,209	\$28,200

As shown in Table 3.22, in 2024, half (50%) of KCHA households included at least one member that was “work-able” (i.e., between the ages of 18 and 61 years old without a disability). Fifty-five percent of those households had income from wages instead of or in addition to income from public assistance or other sources. The median household income was greater for households with work-able members than it was for the resident population as a whole (\$40,356, as compared to \$14,705 in 2024).

As shown in Table 3.23, public housing has the lowest proportion of households with work-able members (29%), likely due to public housing’s higher proportion of elderly households. As noted in Table 3.24, households entering in 2024 were less likely to include work-able members than households overall, and of those that did have work-able members, fewer had income from wages.

Table 3.22 Number and percent of households with any work-able members and wages, and income statistics by year

	2019	2020	2021	2022	2023	2024
Number of households	16,675	17,100	17,361	18,053	18,406	18,439
Households with work-able member(s)	8,613 (52%)	8,745 (51%)	8,812 (51%)	9,191 (51%)	9,265 (50%)	9,223 (50%)
Number with income from wages	5,029 (58%)	4,289 (49%)	4,148 (47%)	4,715 (51%)	5,054 (55%)	5,032 (55%)
All income, median	\$30,030	\$32,015	\$34,170	\$36,127	\$37,891	\$40,350
Income from wages, median	\$27,300	\$28,477	\$30,152	\$32,751	\$34,346	\$36,533
All income, median (<i>inflation-adjusted</i>)	\$36,499	\$38,389	\$38,279	\$38,018	\$38,581	\$40,350
Income from wages, median (<i>inflation-adjusted</i>)	\$33,181	\$34,147	\$33,778	\$34,465	\$34,971	\$36,533

Table 3.23 Number and percent of households with any work-able members and wages, and income statistics by subsidy (2024)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Number of households	2,552	12,899	2,988	18,439
Households with work-able member(s)	741 (29%)	6,829 (53%)	1,653 (55%)	9,223 (50%)
Number with income from wages	451 (61%)	3,700 (54%)	881 (53%)	5,032 (55%)
Median household income	\$40,186	\$41,090	\$36,224	\$40,350
Median income from wages	\$36,851	\$37,354	\$32,596	\$36,533

Table 3.24 Number and percent of households with any work-able members and wages, and income statistics (all households and new) (2024)

	All	Entering in 2024*
Number of households	18,439	994
Households with work-able member(s)	9,223 (50%)	428 (43%)
Number with income from wages	5,032 (55%)	173 (40%)
Median household income	\$40,350	\$29,232
Median income from wages	\$36,533	25,725

*New entry households excludes port-ins

Table 3.25 compares income for households categorized as work-able and non-work-able, overall and by subsidy type. Median annual income is higher for work-able households. Table 3.26 shows that 42% of households categorized as work-able had no wage income as of their most recent certification. This percentage has fluctuated over time, but remains higher than prior to the COVID-19 pandemic. Table 3.27 presents the distribution of income for all households and for work-able households. Table 3.28 presents the distribution of work-able households with income, showing that about half report annual income between \$35,000 and \$75,000.

Table 3.25 Median household income by work-able household category and subsidy (2024)

	WORK-ABLE				NOT WORK-ABLE				ALL
	Public Housing	Tenant-based voucher	Project-based voucher	All	Public Housing	Tenant-based voucher	Project-based voucher	All	
Number of households	513	4,937	1,267	6,717	2,039	7,962	1,721	11,722	18,439
All income	\$23,411	\$22,694	\$16,608	\$21,273	\$12,027	\$13,620	\$12,316	\$13,020	\$14,705

Table 3.26 Number and percent of households with and without income and median income by work-able category and year

	2019	2020	2021	2022	2023	2024
Number of households	16,675	17,100	17,361	18,053	18,406	18,439
Households categorized as work-able	6,252 (37%)	6,293 (37%)	6,356 (37%)	6,701 (37%)	6,781 (37%)	6,717 (36%)
Households <u>with income</u> from wages	4,007 (64%)	3,360 (53%)	3,252 (51%)	3,714 (55%)	4,008 (59%)	3,914 (58%)
All income, median	\$29,518	\$31,344	\$33,572	\$35,334	\$37,014	\$39,045
Income from wages, median	\$27,754	\$28,942	\$30,872	\$33,118	\$34,536	\$36,882
All income, median (<i>inflation-adjusted</i>)	\$36,253	\$37,978	\$38,004	\$37,573	\$38,083	\$39,045
Income from wages, median (<i>inflation-adjusted</i>)	\$34,086	\$35,068	\$34,947	\$35,217	\$35,533	\$36,882
Households <u>with no income</u> from wages	2,245 (36%)	2,933 (47%)	3,104 (49%)	2,987 (45%)	2,773 (41%)	2,803 (42%)
All income, median	\$6,828	\$8,040	\$8,664	\$7,800	\$6,936	\$6,840
All income, median (<i>inflation-adjusted</i>)	\$8,386	\$9,742	\$9,808	\$8,294	\$7,136	\$6,840
Households not categorized as work-able	10,423 (63%)	10,807 (63%)	11,005 (63%)	11,352 (63%)	11,625 (63%)	11,722 (64%)
Households <u>with income</u> from wages	1,783 (17%)	1,606 (15%)	1,576 (14%)	1,803 (16%)	1,920 (17%)	2,011 (17%)
All income, median	\$26,833	\$28,308	\$30,180	\$32,390	\$33,997	\$36,439
Income from wages, median	\$18,932	\$19,988	\$21,871	\$23,856	\$25,262	\$26,615
All income, median (<i>inflation-adjusted</i>)	\$32,955	\$34,300	\$34,164	\$34,443	\$34,979	\$36,439
Income from earnings, median (<i>inflation-adjusted</i>)	\$23,252	\$24,219	\$24,758	\$25,368	\$25,992	\$26,615
Households <u>with no income</u> from earnings	8,640 (83%)	9,201 (85%)	9,429 (86%)	9,549 (84%)	9,705 (83%)	9,711 (83%)
All income, median	\$9,972	\$10,116	\$10,227	\$10,791	\$11,661	\$11,892
All income, median (<i>inflation-adjusted</i>)	\$12,247	\$12,257	\$11,577	\$11,475	\$11,998	\$11,892

Table 3.27 Number of households by annual household income

	All households	Work-able households
Number of households	18,439	6,717
Less than \$10,000	3,684	2,083
\$10,000 - \$14,999	5,661	655
\$15,000 - \$24,999	3,888	946
\$25,000 - \$34,999	1,584	723
\$35,000 - \$49,999	1,690	1,056
\$50,000 - \$74,999	1,423	921
\$75,000 +	509	333

Table 3.28 Distribution of work-able households with income from wages (2024)

	Percent of households
Number of households	3,914
Less than \$10,000	5%
\$10,000 - \$14,999	6%
\$15,000 - \$24,999	16%
\$25,000 - \$34,999	16%
\$35,000 - \$49,999	26%
\$50,000 - \$74,999	23%
\$75,000 +	8%

Chapter 4 ENTRIES, EXITS, AND TENURE

This chapter examines entry and exit trends, reasons for exits, and lengths of stay for KCHA residents receiving federal subsidies. All summaries exclude port-ins and port-outs.

Tables 4.1 and 4.2 summarize KCHA's entry and exit statistics. In 2024, forty-three percent of new entries received tenant-based vouchers. Most residents are “year-long” – that is, they enter before the year began and receive their housing subsidies through the calendar year.

An estimated 673 households entered housing assistance from homelessness in 2024.¹¹ This number is down compared to the prior two years, but it represents 68% of all new households entering a KCHA program from homelessness in 2024. The percentage remains level from 2023. Among entries from homelessness in 2024, almost all accessed a tenant- or project-based voucher (43% and 53%, respectively) because those programs offer vouchers specific to populations experiencing or at-risk for homelessness; only four percent were in public housing. Around 89% of tenant-based and project-based voucher holder entries from homelessness accessed a voucher that was designed for or otherwise targeted this population (e.g., included homelessness or risk of homelessness as an eligibility criterion).

Table 4.1 Number and percent of households entering and exiting by year

	2019	2020	2021	2022	2023	2024
Number of households	13,330	13,711	13,908	14,803	16,033	16,099
Entering*	1,032 (8%)	1,170 (9%)	849 (6%)	1,465 (10%)	1,166 (7%)	962 (6%)
Entering and exiting the same year*	37 (<1%)	34 (<1%)	45 (<1%)	38 (<1%)	23 (<1%)	32 (<1%)
Exiting	759 (6%)	644 (5%)	779 (6%)	842 (6%)	877 (5%)	891 (6%)
Year-long	11,502 (86%)	11,863 (87%)	12,235 (88%)	12,458 (84%)	13,967 (87%)	14,214 (88%)
Experienced homelessness prior to entry (estimate)**	567 (53%)	631 (52%)	640 (72%)	1,182 (79%)	808 (68%)	673 (68%)

*Includes any households who returned after a prior exit.

**Experiencing homelessness among all entering households, including entering and exiting the same year.

¹¹ Based on the household's reported response on HUD's Form 50058 or use of a Special Purpose or Project-based voucher with homelessness or risk of homeless included in eligibility criteria.

Table 4.2 Number and percent of households entering and exiting by subsidy (2024)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Number of households	2,552	10,559	2,988	16,099
Entering*	136 (5%)	418 (4%)	408 (14%)	962 (6%)
Entering and exiting the same year*	4 (<1%)	6 (<1%)	22 (1%)	32 (<1%)
Exiting	165 (6%)	512 (5%)	214 (7%)	891 (6%)
Year-long	2,247 (88%)	9,623 (91%)	2,344 (78%)	14,214 (88%)
Experienced homelessness prior to entry (estimate)**	26 (19%)	290 (68%)	357 (83%)	673 (68%)

*Includes any households who returned after a prior exit.

**Experiencing homelessness among all entering households, including entering and exiting the same year.

Exit reasons. KCHA collects data on the reasons why households stop receiving housing assistance, or “exit,” and categorizes exit reasons as positive, negative, neutral, or related to aging/health.

- Positive exit reasons relate to households increasing their income to the point of program ineligibility, moves to a non-subsidized rental, or purchasing a home.
- Negative exit reasons include eviction, inability to find and lease up in a unit, incarceration, paperwork violations, or other issues relating to program noncompliance.
- Exits that are not clearly positive or negative are coded “neutral.” For example, if a head of household indicates they are moving in with family or friends and we do not know if that is due to preference or financial circumstances, the exit is categorized as neutral.
- Exit reasons categorized as “aging/health” include the need to move out to a unit offering a higher level of care, or due to the death of a resident.

Tables 4.3 through 4.6 display counts and percentages of exits by year and type, subsidy and type in 2024, household type and exit type in 2024, and specific reason in 2024. Data quality improvements have reduced the number of “unknown” reasons. Among 923 exits in 2024, “Aging and health-related” exits, followed by “Negative” exits were the most common types. Shares of exit types differed by subsidy type with the public housing experiencing the highest percentage of aging/health-related and neutral exits, and tenant-based voucher holders experiencing the highest percentage of positive and negative exits.

Table 4.3 Number and percent of households exiting from housing assistance by type of exit and year

	2019	2020	2021	2022	2023	2024
Positive	136 (17%)	131 (19%)	134 (16%)	133 (15%)	121 (13%)	126 (14%)
Negative	251 (32%)	162 (24%)	198 (24%)	252 (29%)	295 (33%)	274 (30%)
Neutral	180 (23%)	162 (24%)	173 (21%)	197 (22%)	187 (21%)	205 (22%)
Aging/Health-related	200 (25%)	199 (29%)	296 (36%)	276 (31%)	281 (31%)	300 (33%)
Unknown	29 (4%)	24 (4%)	23 (3%)	22 (2%)	16 (2%)	18 (2%)
Total	796 (100%)	678 (100%)	824 (100%)	880 (100%)	900 (100%)	923 (100%)

Table 4.4 Number and percent of households exiting from housing assistance by type of exit and subsidy (2024)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Positive	20 (12%)	79 (15%)	27 (11%)	126 (14%)
Negative	26 (15%)	193 (37%)	55 (23%)	274 (30%)
Neutral	61 (36%)	70 (14%)	74 (31%)	205 (22%)
Aging/Health-related	60 (36%)	168 (32%)	72 (31%)	300 (33%)
Unknown	2 (1%)	8 (2%)	8 (3%)	18 (2%)
Total	169 (100%)	518 (100%)	236 (100%)	923 (100%)

Table 4.5 Number and percent of exits by exit type by household category (2024)

	Elderly	Member with a disability	Work-able with children	Work-able without children	All exits
Positive	35 (9%)	29 (12%)	42 (24%)	20 (18%)	126 (14%)
Negative	61 (16%)	85 (35%)	79 (46%)	49 (43%)	274 (30%)
Neutral	90 (23%)	47 (19%)	40 (23%)	28 (25%)	205 (22%)
Aging/health-related	204 (52%)	75 (31%)	9 (5%)	12 (11%)	300 (33%)
Unknown	1 (<1%)	9 (4%)	3 (2%)	5 (4%)	18 (2%)
Total	391 (100%)	245 (100%)	173 (100%)	114 (100%)	923 (100%)

Table 4.6 Number of exits by type and specific reason (2024)

	N	% of sub-total	% of total
Number of exits	923		
Positive			
Homeownership	24	19%	3%
Moved to non-subsidized rental	58	46%	6%
Section 8 over income	40	32%	4%
Transitional housing graduate to non-subsidized rental	4	3%	<1%
Sub-total	126	100%	14%
Negative			
Subsidy in jeopardy client choice (e.g., chose to move to avoid eviction)	10	4%	1%
Section 8 landlord eviction	26	9%	3%
Paperwork violation (e.g., not completing annual reviews)	74	27%	8%
Inspection/damages	12	4%	1%
Unreported income	1	0%	<1%
Criminal activity	18	7%	2%
Unauthorized live-in	1	0%	<1%
Client location unknown/abandoned unit	69	25%	7%
Absence - incarceration	1	0%	<1%
Non-payment of rent	18	7%	2%
Section 8 voucher expired (e.g., resident could not find and lease a unit)	42	15%	5%
Section 8 voucher expired - ported out	2	1%	<1%
Sub-total	274	100%	30%
Neutral			
Transitional housing graduate to any Section 8 voucher	3	1%	<1%
Transitional housing graduate to other subsidized rental	9	4%	<1%
Changed subsidy program type	10	5%	1%
Moved in with family/friends	165	80%	18%
Section 8 term-limit program	3	1%	<1%
Moved to non-KCHA subsidized rental	15	7%	2%
Sub-total	205	100%	22%
Aging/health-Related			
Needed housing with higher level of services	46	15%	5%
Deceased	248	83%	27%
Absence treatment/hospital	6	2%	<1%
Sub-total	300	100%	33%
Unknown			
Client would not disclose reason	18	100%	2%
Sub-total	18	100%	2%

Length of stay. In 2024, the median length of stay was more than 8 years, as presented in Table 4.7.

Table 4.7 Length of stay (years) statistics for all and exiting households (2024)

	Number of households	Median	Mean	25th percentile	75th percentile
All households	16,099	8.4	10.1	3.8	15.0
Exiting households	923	6.9	8.7	2.5	12.2

For exiting households, median length of stay varies by type of exit reason. As shown in Table 4.8, households that exit due to negative or neutral reasons have shorter tenures than those who exit for positive reasons or due to aging or health issues. As shown in Tables 4.9 and 4.10, households using project-based vouchers have the shortest tenures/lengths of stay.

Table 4.8 Length of stay (years) for exiting households by type of exit (2024)

	Number of households	Positive	Negative	Aging/health	Neutral	All
Median (years)	923	8.1	4.8	8.9	6.4	6.9

Table 4.9 Median length of stay (years) for all and exiting households by subsidy (2024)

	Number of households	Public Housing	Tenant-based voucher	Project-based voucher	All
All households	16,099	9.9	8.8	5.7	8.4
Exiting households	923	10.2	7.5	3.1	6.9

Table 4.10 Distribution of households by length of stay (years), subsidy type, and work-able category (2024)

	All households				Work-able households				Not work-able households			
	Public Housing	Tenant-based	Project-based	All	Public Housing	Tenant-based	Project-based	All	Public Housing	Tenant-based	Project-based	All
Number of households	2,552	10,559	2,988	16,099	513	3,756	1,267	5,536	2,039	6,803	1,721	10,563
0-2 years	11%	10%	28%	14%	7%	11%	24%	14%	11%	10%	31%	14%
2-5 years	16%	19%	17%	18%	13%	20%	18%	19%	17%	18%	17%	18%
5-10 years	24%	26%	23%	25%	29%	28%	26%	28%	23%	25%	21%	24%
10+ years	49%	45%	31%	43%	51%	40%	32%	39%	49%	47%	31%	45%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Table 4.11 shows that length of stay has increased steadily over recent years. Tables 4.11 and 4.12 show that work-able households with income from wages tend to use housing assistance longer than work-able households with no income from wages. The difference based on presence of wages is larger for work-able households than households not categorized as work-able. Table 4.12 shows that, for both work-able and non-work-able households, as households experience housing stability, they are less likely to report no income.

Table 4.11 Median length of stay (years) for households with and without income from wages by work-able category and year

	2019	2020	2021	2022	2023	2024
Number of households	13,330	13,711	13,908	14,803	16,033	16,099
All households	6.8	7.2	7.7	7.8	8.1	8.4
Work-able households						
Has income from wages	7.0	7.6	8.3	8.5	8.8	9.4
Has no income from wages	5.0	5.6	6.1	5.7	6.1	6.4
Not work-able households						
Has income from wages	7.2	8.1	8.7	8.8	9.1	9.6
Has no income from wages	7.0	7.4	7.9	8.0	8.2	8.6

Table 4.12 Number and percent of households with and without income by work-able category and length of stay in years (2024)

	Work-Able			Not Work-Able			All
	Less than 2 years	2 to 5 years	More than 5 years	Less than 2 years	2 to 5 years	More than 5 years	
Has income	599 (78%)	883 (85%)	3,471 (93%)	1,232 (86%)	1,752 (94%)	7,118 (98%)	15,055 (94%)
Has no income	171 (22%)	154 (15%)	258 (7%)	209 (14%)	106 (6%)	146 (2%)	1,044 (6%)
Total	770 (100%)	1,037 (100%)	3,729 (100%)	1,441 (100%)	1,858 (100%)	7,264 (100%)	16,099 (100%)

T A B N U M B E R

6



King County Housing Authority

TO: Board of Commissioners

FROM: Crystal Barrow-Mendez, Accounting Manager

DATE: July 31, 2025

RE: 2nd Quarter 2025 Summary Write-Offs

During the second quarter of 2025, twenty nine accounts were deemed uncollectable and subsequently written off. The total amount written off for this period was \$121,902. While there were slightly fewer accounts compared to the first quarter, higher individual balances led to an overall increase in the total amount written off. Contributing factors included \$102,479.09 from twelve accounts from termination of tenancy actions for non-payment of rent or criminal activity and \$16,376.64 from three accounts where residents moved to avoid termination of tenancy. We had seven deceased resident accounts totaling \$1,737.03, normal move out of 2 accounts of \$2,519.50 and the remaining balance from three accounts where residents moved in with family or transitioned to higher care housing.

	Total WRITE-OFFS	YTD WRITE-OFFS
Rent Balance Forward to Vacate Month	\$ 114,057	\$ 206,505
Retro Rent Write-offs	\$ 138	\$ 4,277
<u>VACATE CHARGES:</u>		
Rent Delinquent in Vacate Month	\$ 6,857	\$ 11,141
Cleaning & Damages	\$ 7,460	\$ 26,524
Paper Service & Court Costs	\$ 347	\$ 347
Miscellaneous Charges	\$ -	\$ -
Total Charges	\$ 14,664	\$ 38,012
Total All Charges	\$ 128,859	\$ 248,794
<u>CREDITS:</u>		
Security Deposits	\$ (4,105)	\$ (8,255)
Miscellaneous Payments & Credits	\$ (2,851)	\$ (31,065)
Total Credits	\$ (6,956)	\$ (39,320)
Total Net Write-offs	\$ 121,902	\$ 209,474

Net Write-offs by Portfolio

KCHA	\$ 120,526	\$ 188,006
Green River II	\$ -	\$ -
Soosette Creek	\$ -	\$ 5,596
Zephyr	\$ -	\$ -
Fairwind	\$ -	\$ -
Vantage Point	\$ 1,376	\$ 2,387
Spiritwood Manor	\$ -	\$ 13,485
	\$ 121,902	\$ 209,474