



**King County
Housing
Authority**

**BOARD OF COMMISSIONERS
HYBRID MEETING**

**Monday,
June 16, 2026**

3:00pm

**700 Andover Park West
Tukwila, WA 98188**

Webinar Zoom ID:

831 0843 9869

HYBRID MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Monday, June 15, 2026 - 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**
 - A. Board Meeting Minutes – May 18, 2026 **1**
 - B. Special Board Meeting Minutes – May 28, 2026- Kirkland Heights **2**
- V. Approval of Agenda**
- VI. Consent Agenda **3****
 - A. Voucher Certification Reports for April 2026
- VII. Resolutions for Discussion**
 - A. Resolution No. 5829** – Authorizing the Submission of Rental Assistance Demonstration (RAD) Program Applications for All Public Housing Units in Seven Properties (Cohort 3) **4**
 - B. Resolution No. 5830** – Authorizing the President/CEO to enter into an Interlocal Agreement with Philadelphia Housing Authority in Order to Acquire Management Consulting Services **5**

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| VIII. Reports | |
| A. <u>Amendment to MTW Plan Briefing</u> | 6 |
| B. <u>First Quarter 2026 Executive Dashboard</u> | 7 |
| C. <u>First Quarter Financial Report</u> | 8 |
| D. <u>First Quarter Procurement Report</u> | 9 |
| | |
| IX. President/CEO Report | |
| | |
| X. Executive Session | |
| A. To receive and evaluate complaints or charges brought against a public officer or employee (RCW 42.30.110 (1) (f)) | |
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| XI. KCHA in the News | 10 |
| | |
| XII. Commissioner Comments | |
| | |
| XIII. 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
ANNUAL HYBRID MEETING**

Monday, May 18, 2026

I. CALL TO ORDER

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a virtual meeting on Monday, May 18, 2026. There being a quorum, the hybrid meeting was called to order by Chair Lee at 3:00 p.m.

II. ROLL CALL

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

Absent: Commissioner Regina Elmi

III. PUBLIC COMMENT

No public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – April 20, 2026

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved the April 20, 2026 meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the May 18, 2026, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for March 2026

B. Resolution No 5826 – Authorization Changes to the Public Housing Admission and Continued Occupancy Policy

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved the May 18, 2026 hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5827 – A Resolution authorizing the Authority to issue bonds for the Trailhead Apartments Development

On motion by Commissioner Richard Jackson, and seconded by Commissioner Tina Keys, the Board unanimously approved Resolution 5827.

B. Resolution No. 5828 – A Resolution Authorizing the Financing and Development of the Trailhead Apartments Mixed-use rental housing project

On motion by Commissioner Richard Jackson, and seconded by Commissioner Tina Keys, the Board unanimously approved Resolution 5828.

Lauren Mathisen, Executive VP of Development & Asset Management introduced the Resolutions. Nate Kraus, Development Manager gave the details of the project while Dan Landes, Vice President of Development gave the project funding proposals.

The Trailhead Apartments is a proposed development located in Central Issaquah that will be a part of a larger mixed-income, mixed-use Transit Oriented Development project next door to the Issaquah Transit Center. King County Housing Authority is partnering with Avalon Bay Communities, Inc. and the City of Issaquah on the larger TOD Project. The Trailhead will including 154 units of workforce housing owned by KCHA targeting households at 40% and 60% of Area Median Income. The development will be financed with funding from KCHA, the Washington State Housing Trust Funds, King County TOD funds, ARCH Funding, 4% Low Income Housing Tax Credits and Tax-Exempt Bond Financing.

The project schedule is to have construction completed by June of 2028.

The proposed Trailhead Apartments include 156 units and in the following unit mix: 6 studio units with one bath, 62 one-bedroom units with one bath, 50 two-bedroom units with one bath and 38 three-bedroom units with two baths

VIII. BRIEFINGS AND REPORTS

A. Keys to Homeownership Program

Sandeep Kamoh, Interim Social Impact Program Manager and Kristin Pace, Assistant VP of Research, Evaluation & Program Development gave the detailed presentation of the Program Update.

Dream to Keys – was launched in July 2025. Housing Choice Voucher Homeownership Program that allows participants to use a voucher to pay for a part of their monthly mortgage.

B. Bond & Acquisition Program Overview

Dave Allan, Senior Vice President of Asset Management gave a full report and explanation of how Asset Management is structured as well as the portfolio.

C. 2026 Legislative Session

Jessica de Barros, Vice President of Policy & Intergovernmental Affairs gave the summary of what is currently happening in legislature

D. RAD Conversion Update

Chris Clevenger, Housing Initiatives Officer gave the Rental Assistance Demonstration (RAD) program update of repositioning KCHA's public housing portfolio to the Section 8 program.

Repositioning our public housing units to the Section 8 program through RAD conversion would provide greater assurance of long-term funding stability while preserving deep rental subsidies for residents.

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave updates:

- Earlier this month we received our fiscal year 2026 funding from HUD and our MTW block grant funding was 99.6%.
- Feel Good news events – Earlier this month, KCHA was recognized by Kirkland City Council for Affordable Housing Week. The Kirkland City Council was gracious around the support of affordable housing. Neal Black is Vice Chair for Kirkland City Council. We appreciate the recognition of that work with one of our important partners.
- The Grand Opening of Kirkland Heights is scheduled next month.
- June 4th, we will recognize and celebrate graduates from Highline College. We have a partnership with Highline through our while in School program (WISH) for students that are at risk of homelessness. There are approximately 120 vouchers. We have been able to receive funding from the Rankin Foundation to help those students where they are receiving a cash assistance grant. Where students are pursuing their higher education goals, sometimes things are beyond their control that interrupts.
- June 7th, we will have our first graduates from College Unbound. College Unbound is a program that offers a BA in Human Services and really takes life skills/experience as part of the curriculum. We have two cohorts of KCHA Staff as well as SHA staff that are participating in College Unbound. Fanisha Terry will be our first graduate. We are really happy to see her finish this milestone. Springtime is a great time to have positive stories.
- KCHA received recognition from the Bellevue Boys and Girls Club over the weekend at their annual fundraiser. KCHA staff attended and KCHA was recognized many times.

- Legislatively, HUD sent out an abrupt notice to HA's noting the end of the restore, rebuild, which was formerly called Faircloth. It preserved the right for HA's to designate a certain number of their units that were taken offline and redevelop those units at a future time. We have certain properties, that we have preserved the usage for public housing. One was purchased in the last five years, servicing families that would be homeless. All of these families are under 30% of the AMI. That is an example of use in a modern era.

XI. KCHA in the News

XII. COMMISSIONER COMMENTS

None.

XIII. ADJOURNMENT

Chair Lee adjourned the meeting at 5:04 p.m.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

JERRY LEE, Chair
Board of Commissioners

ROBIN WALLS

President/CEO and Secretary-Treasurer

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

Thursday, May 28, 2026

I. CALL TO ORDER

This Special meeting of the King County Housing Authority Board of Commissioners was held as a special meeting on Thursday, May 28, 2026. There being a quorum, the special meeting was called to order by Chair Lee at 2:30 p.m.

II. ROLL CALL

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

Excused: Commissioner Tina Keys

Absent: Commissioner Regina Elmi

The King County Housing Authority Board of Commissioners commenced a special meeting for Kirkland Heights Grand Opening on May 28, 2026 at 2:30PM at 133147 NE 133rd St, Kirkland.

The Grand Opening included introduction and discussion of the Housing Authority and the Kirkland Heights project.

No final actions were taken during this special meeting.

XIII. ADJOURNMENT

Chair Lee adjourned the meeting at 4:00 p.m.

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

JERRY LEE, Chair
Board of Commissioners

ROBIN WALLS
President/CEO and Secretary-Treasurer

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King County Housing Authority

To: Board of Commissioners
From: Mary Osier, Accounting Manager
Date: June 1, 2026
Re: **VOUCHER CERTIFICATION FOR APRIL 2026**

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
June 1, 2026

| | | |
|---|--------------------|-------------------------|
| Bank Wires / ACH Withdrawals | | 8,313,363.36 |
| | <i>Subtotal</i> | 8,313,363.36 |
| Accounts Payable Vouchers | | |
| Key Bank Checks - #362340-362800 | | 5,679,387.85 |
| Tenant Accounting Checks - #12683-12715 | | 21,699.07 |
| | <i>Subtotal</i> | 5,701,086.92 |
| Payroll Vouchers | | |
| Checks - #913606253-913606255 & 913662928-913662934 & 913735569-913735574 | | 152,319.70 |
| Direct Deposit | | 2,838,416.06 |
| | <i>Subtotal</i> | 2,990,735.76 |
| Section 8 Program Vouchers | | |
| Checks - #664140-664884 | | 2,323,308.00 |
| ACH - #667659-670050 | | 21,838,563.90 |
| | <i>Subtotal</i> | 24,161,871.90 |
| Purchase Card / ACH Withdrawal | | 475,433.81 |
| | <i>Subtotal</i> | 475,433.81 |
| | | |
| | GRAND TOTAL | \$ 41,642,491.75 |

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

FROM: Dave Allan, Senior VP of Asset Management

I Dave Allan, 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.

Dave Allan

| Property | Wired to Operating Account for Obligations of Property | | | Notes: |
|----------------------------------|--|------------------|------------------------------|--------|
| | Date | Wire Transaction | Claim | |
| Bellepark | 04/01/2026 | \$ 51,831.38 | A/P + Payroll | |
| Hampton Greens | 04/01/2026 | \$ 80,815.36 | A/P + Payroll | |
| Kendall Ridge | 04/01/2026 | \$ 79,378.10 | A/P + Payroll | |
| Landmark | 04/01/2026 | \$ 20,372.78 | A/P + Payroll | |
| Riverstone | 04/01/2026 | \$ 41,517.50 | A/P + Payroll | |
| Woodside East | 04/01/2026 | \$ 100,810.47 | A/P + Payroll | |
| Alpine Ridge | 04/02/2026 | \$ 7,850.65 | A/P | |
| Arbor Heights | 04/02/2026 | \$ 12,166.38 | A/P | |
| Aspen Ridge | 04/02/2026 | \$ 14,757.54 | A/P | |
| Asset Management Reserve Account | 04/02/2026 | \$ 40,000.00 | Monthly Funding for Woodland | |
| Auburn Square | 04/02/2026 | \$ 162,028.13 | A/P | |
| Carriage House | 04/02/2026 | \$ 29,203.12 | A/P | |
| Carrington | 04/02/2026 | \$ 4,580.84 | A/P | |
| Cascadian | 04/02/2026 | \$ 365.48 | A/P | |
| Colonial Gardens | 04/02/2026 | \$ 8,290.67 | A/P | |
| Fairwood | 04/02/2026 | \$ 32,541.32 | A/P | |
| Haven Apartment Homes | 04/02/2026 | \$ 11,224.14 | A/P | |
| Heritage Park | 04/02/2026 | \$ 4,597.50 | A/P | |
| Highlander House | 04/02/2026 | \$ 1,434.16 | A/P | |
| Laurelwood | 04/02/2026 | \$ 9,239.11 | A/P | |
| Meadows | 04/02/2026 | \$ 17,765.00 | A/P | |
| Newport | 04/02/2026 | \$ 11,797.60 | A/P | |
| Overlake | 04/02/2026 | \$ 31,320.11 | A/P | |
| Parkwood | 04/02/2026 | \$ 1,603.47 | A/P | |
| Pinewood Village | 04/02/2026 | \$ 8,078.31 | A/P | |
| Plum Court | 04/02/2026 | \$ 10,922.91 | A/P | |
| Salmon Creek Housing | 04/02/2026 | \$ 6,574.00 | Monthly fees | |

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|---------------------------|------------|---------------|---------------------|
| Salmon Creek Housing | 04/02/2026 | \$ 6,225.10 | Monthly fees |
| Salmon Creek Housing | 04/02/2026 | \$ 992.76 | Monthly fees |
| Sandpiper East | 04/02/2026 | \$ 8,722.78 | A/P |
| Southwood Square | 04/02/2026 | \$ 6,302.36 | A/P |
| Sterling Ridge | 04/02/2026 | \$ 12,422.07 | A/P |
| The Newporter | 04/02/2026 | \$ 8,433.62 | A/P |
| Timberwood | 04/02/2026 | \$ 3,010.69 | A/P |
| Walnut Park | 04/02/2026 | \$ 4,899.97 | A/P |
| Windsor Heights | 04/02/2026 | \$ 16,188.89 | A/P |
| Woodridge Park | 04/02/2026 | \$ 17,102.57 | A/P |
| Argyle | 04/08/2026 | \$ 67,551.88 | A/P + Payroll |
| Ballinger Commons | 04/08/2026 | \$ 133,760.12 | A/P + Payroll |
| Bellepark | 04/08/2026 | \$ 21,228.53 | A/P |
| Brier Woods | 04/08/2026 | \$ 50,664.09 | A/P + Payroll |
| Emerson | 04/08/2026 | \$ 107,998.31 | A/P + Payroll |
| Gilman Square | 04/08/2026 | \$ 77,117.83 | A/P + Payroll |
| Hampton Greens | 04/08/2026 | \$ 101,643.71 | A/P |
| Kendall Ridge | 04/08/2026 | \$ 54,869.84 | A/P |
| Landmark | 04/08/2026 | \$ 259,566.41 | A/P |
| Meadowbrook | 04/08/2026 | \$ 69,353.67 | A/P + Payroll |
| Riverstone | 04/08/2026 | \$ 86,594.21 | A/P |
| Surrey Downs | 04/08/2026 | \$ 90,474.02 | A/P + Payroll |
| Villages At South Station | 04/08/2026 | \$ 48,628.34 | A/P + Payroll |
| Woodside East | 04/08/2026 | \$ 18,732.77 | A/P |
| Alpine Ridge | 04/09/2026 | \$ 11,261.05 | A/P + Payroll |
| Arbor Heights | 04/09/2026 | \$ 20,872.95 | A/P + Payroll |
| Aspen Ridge | 04/09/2026 | \$ 42,572.66 | A/P + Payroll |
| Auburn Square | 04/09/2026 | \$ 40,741.67 | A/P + Payroll |
| Carriage House | 04/09/2026 | \$ 42,782.75 | A/P + Payroll |
| Carrington | 04/09/2026 | \$ 50,037.36 | A/P + Payroll |
| Cascadian | 04/09/2026 | \$ 36,087.77 | A/P + Payroll |
| Colonial Gardens | 04/09/2026 | \$ 19,584.39 | A/P + Payroll |
| Cottonwood | 04/09/2026 | \$ 17,293.81 | A/P + Payroll + OCR |
| Cove East | 04/09/2026 | \$ 115,926.22 | A/P + Payroll + OCR |
| Eastbridge | 04/09/2026 | \$ 86,650.79 | A/P + Payroll + OCR |
| Fairwood | 04/09/2026 | \$ 39,432.16 | A/P + Payroll |
| Haven Apartment Homes | 04/09/2026 | \$ 162,867.84 | A/P + Payroll |
| Henry House | 04/09/2026 | \$ 21,138.76 | A/P + Payroll + OCR |
| Heritage Park | 04/09/2026 | \$ 46,497.02 | A/P + Payroll |

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| Highlander House | 04/09/2026 | \$ 5,148.94 | A/P + Payroll |
| Juanita View | 04/09/2026 | \$ 48,553.06 | A/P + Payroll + OCR |
| Laurelwood | 04/09/2026 | \$ 30,570.17 | A/P + Payroll |
| Meadows | 04/09/2026 | \$ 17,184.89 | A/P + Payroll |
| Salish Place | 04/09/2026 | \$ 42,201.16 | A/P + Payroll |
| Nia | 04/09/2026 | \$ 65,124.46 | A/P + Payroll + OCR |
| Overlake | 04/09/2026 | \$ 39,963.90 | A/P + Payroll |
| Parkwood | 04/09/2026 | \$ 24,311.13 | A/P + Payroll |
| Pinewood Village | 04/09/2026 | \$ 26,689.44 | A/P + Payroll |
| Plum Court | 04/09/2026 | \$ 15,380.98 | A/P + Payroll |
| Rainier View I | 04/09/2026 | \$ 31,887.50 | A/P |
| Rainier View II | 04/09/2026 | \$ 11,131.75 | A/P |
| Salmon Creek Housing | 04/09/2026 | \$ 50,946.05 | A/P + Payroll + OCR |
| Sandpiper East | 04/09/2026 | \$ 33,791.60 | A/P + Payroll |
| Seola Crossing | 04/09/2026 | \$ 90,684.69 | A/P + Payroll + OCR |
| Seola Crossing | 04/09/2026 | \$ 49,756.57 | A/P + Payroll + OCR |
| Si View | 04/09/2026 | \$ 6,349.79 | A/P |
| Southwood Square | 04/09/2026 | \$ 17,691.09 | A/P + Payroll |
| Sterling Ridge | 04/09/2026 | \$ 33,125.15 | A/P + Payroll |
| The Newporter | 04/09/2026 | \$ 19,142.86 | A/P + Payroll |
| Timberwood | 04/09/2026 | \$ 32,527.97 | A/P + Payroll |
| Vashon Terrace | 04/09/2026 | \$ 5,540.51 | A/P |
| Walnut Park | 04/09/2026 | \$ 22,648.28 | A/P + Payroll |
| Windsor Heights | 04/09/2026 | \$ 59,767.91 | A/P + Payroll |
| Woodridge Park | 04/09/2026 | \$ 44,348.59 | A/P + Payroll |
| Alpine Ridge | 04/16/2026 | \$ 9,262.00 | Transfer to Heritage Park |
| Arbor Heights | 04/16/2026 | \$ 15,863.99 | A/P |
| Aspen Ridge | 04/16/2026 | \$ 15,578.52 | A/P |
| Auburn Square | 04/16/2026 | \$ 13,397.61 | A/P |
| Bellepark | 04/16/2026 | \$ 34,823.30 | A/P + Payroll |
| Carriage House | 04/16/2026 | \$ 13,502.32 | A/P |
| Carrington | 04/16/2026 | \$ 8,541.49 | A/P |
| Cascadian | 04/16/2026 | \$ 13,265.21 | A/P |
| Colonial Gardens | 04/16/2026 | \$ 8,189.37 | A/P |
| Fairwood | 04/16/2026 | \$ 17,208.45 | A/P |
| Hampton Greens | 04/16/2026 | \$ 80,944.74 | A/P + Payroll |
| Haven Apartment Homes | 04/16/2026 | \$ 41,899.25 | A/P |
| Highlander House | 04/16/2026 | \$ 337.44 | A/P |
| Kendall Ridge | 04/16/2026 | \$ 53,272.07 | A/P + Payroll |

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|---------------------------|------------|---------------|---------------|
| Landmark | 04/16/2026 | \$ 40,046.71 | A/P + Payroll |
| Laurelwood | 04/16/2026 | \$ 9,844.78 | A/P |
| Meadows | 04/16/2026 | \$ 6,925.60 | A/P |
| Newport | 04/16/2026 | \$ 15,411.97 | A/P |
| Overlake | 04/16/2026 | \$ 39,296.91 | A/P |
| Parkwood | 04/16/2026 | \$ 15,546.56 | A/P |
| Pinewood Village | 04/16/2026 | \$ 42,857.89 | A/P |
| Plum Court | 04/16/2026 | \$ 758.51 | A/P |
| Riverstone | 04/16/2026 | \$ 45,953.45 | A/P + Payroll |
| Sandpiper East | 04/16/2026 | \$ 67,691.11 | A/P |
| Southwood Square | 04/16/2026 | \$ 14,657.25 | A/P |
| Sterling Ridge | 04/16/2026 | \$ 24,134.79 | A/P |
| Tall Cedars | 04/16/2026 | \$ 45,210.38 | A/P |
| Newporter | 04/16/2026 | \$ 6,877.97 | A/P |
| Timberwood | 04/16/2026 | \$ 12,135.30 | A/P |
| Walnut Park | 04/16/2026 | \$ 28,848.94 | A/P |
| Windsor Heights | 04/16/2026 | \$ 28,074.76 | A/P |
| Woodridge Park | 04/16/2026 | \$ 41,457.12 | A/P |
| Woodside East | 04/16/2026 | \$ 48,431.04 | A/P + Payroll |
| Argyle | 04/22/2026 | \$ 67,499.89 | A/P + Payroll |
| Ballinger Commons | 04/22/2026 | \$ 347,475.66 | A/P + Payroll |
| Brier Woods | 04/22/2026 | \$ 100,991.95 | A/P + Payroll |
| Emerson | 04/22/2026 | \$ 131,832.67 | A/P + Payroll |
| Gilman Square | 04/22/2026 | \$ 55,582.29 | A/P + Payroll |
| Hampton Greens | 04/22/2026 | \$ 36,471.52 | A/P |
| Kendall Ridge | 04/22/2026 | \$ 40,001.99 | A/P |
| Landmark | 04/22/2026 | \$ 25,062.87 | A/P |
| Meadowbrook | 04/22/2026 | \$ 92,040.22 | A/P + Payroll |
| Riverstone | 04/22/2026 | \$ 4,462.21 | A/P |
| Surrey Downs | 04/22/2026 | \$ 96,186.81 | A/P + Payroll |
| Villages At South Station | 04/22/2026 | \$ 107,175.58 | A/P + Payroll |
| Woodside East | 04/22/2026 | \$ 17,833.30 | A/P |
| Alpine Ridge | 04/23/2026 | \$ 32,678.28 | A/P + Payroll |
| Arbor Heights | 04/23/2026 | \$ 27,515.43 | A/P + Payroll |
| Aspen Ridge | 04/23/2026 | \$ 22,344.13 | A/P + Payroll |
| Auburn Square | 04/23/2026 | \$ 47,730.38 | A/P + Payroll |
| Carriage House | 04/23/2026 | \$ 41,305.79 | A/P + Payroll |
| Carrington | 04/23/2026 | \$ 43,580.19 | A/P + Payroll |
| Cascadian | 04/23/2026 | \$ 24,912.03 | A/P + Payroll |

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|-----------------------|------------|----|------------|---------------------|
| Colonial Gardens | 04/23/2026 | \$ | 17,661.56 | A/P + Payroll |
| Cottonwood | 04/23/2026 | \$ | 13,859.57 | A/P + Payroll + OCR |
| Cove East | 04/23/2026 | \$ | 80,590.35 | A/P + Payroll + OCR |
| Eastbridge | 04/23/2026 | \$ | 43,266.39 | A/P + Payroll + OCR |
| Fairwood | 04/23/2026 | \$ | 25,218.33 | A/P + Payroll |
| Haven Apartment Homes | 04/23/2026 | \$ | 27,006.82 | A/P + Payroll |
| Henry House | 04/23/2026 | \$ | 16,989.41 | A/P + Payroll + OCR |
| Heritage Park | 04/23/2026 | \$ | 35,256.28 | A/P + Payroll |
| Highlander House | 04/23/2026 | \$ | 4,397.09 | A/P + Payroll |
| Juanita View | 04/23/2026 | \$ | 27,920.19 | A/P + Payroll + OCR |
| Laurelwood | 04/23/2026 | \$ | 29,414.81 | A/P + Payroll |
| Meadows | 04/23/2026 | \$ | 21,077.44 | A/P + Payroll |
| Newport | 04/23/2026 | \$ | 30,238.87 | A/P + Payroll |
| Nia | 04/23/2026 | \$ | 68,282.54 | A/P + Payroll + OCR |
| Overlake | 04/23/2026 | \$ | 41,416.00 | A/P + Payroll |
| Parkwood | 04/23/2026 | \$ | 15,567.18 | A/P + Payroll |
| Pinewood Village | 04/23/2026 | \$ | 14,023.65 | A/P + Payroll |
| Plum Court | 04/23/2026 | \$ | 23,829.00 | A/P + Payroll |
| Rainier View I | 04/23/2026 | \$ | 22,683.08 | A/P |
| Rainier View li | 04/23/2026 | \$ | 17,961.68 | A/P |
| Salmon Creek Housing | 04/23/2026 | \$ | 44,983.62 | A/P + Payroll + OCR |
| Sandpiper East | 04/23/2026 | \$ | 91,223.56 | A/P + Payroll |
| Seola Crossing | 04/23/2026 | \$ | 31,400.64 | A/P + Payroll + OCR |
| Seola Crossing | 04/23/2026 | \$ | 27,596.90 | A/P + Payroll + OCR |
| Si View | 04/23/2026 | \$ | 10,669.48 | A/P |
| Southwood Square | 04/23/2026 | \$ | 11,533.20 | A/P + Payroll |
| Sterling Ridge | 04/23/2026 | \$ | 33,943.19 | A/P + Payroll |
| The Newporter | 04/23/2026 | \$ | 24,568.83 | A/P + Payroll |
| Timberwood | 04/23/2026 | \$ | 21,205.71 | A/P + Payroll |
| Vashon Terrace | 04/23/2026 | \$ | 6,390.66 | A/P |
| Walnut Park | 04/23/2026 | \$ | 23,281.96 | A/P + Payroll |
| Windsor Heights | 04/23/2026 | \$ | 72,745.50 | A/P + Payroll |
| Woodridge Park | 04/23/2026 | \$ | 33,429.00 | A/P + Payroll |
| Bellepark | 04/29/2026 | \$ | 18,360.01 | A/P + Payroll |
| Hampton Greens | 04/29/2026 | \$ | 53,435.08 | A/P + Payroll |
| Kendall Ridge | 04/29/2026 | \$ | 137,139.31 | A/P + Payroll |
| Landmark | 04/29/2026 | \$ | 29,429.63 | A/P + Payroll |
| Riverstone | 04/29/2026 | \$ | 81,463.44 | A/P + Payroll |
| Tall Cedars | 04/29/2026 | \$ | 16,458.27 | A/P |

| | | | |
|-----------------------|------------|-----------------|----------------------------|
| Woodside East | 04/29/2026 | \$ 23,960.99 | A/P + Payroll |
| Alpine Ridge | 04/30/2026 | \$ 5,895.36 | A/P + Management Fee + OCR |
| Arbor Heights | 04/30/2026 | \$ 4,007.99 | A/P + Management Fee + OCR |
| Aspen Ridge | 04/30/2026 | \$ 4,007.71 | A/P + Management Fee + OCR |
| Auburn Square | 04/30/2026 | \$ 12,072.17 | A/P + Management Fee + OCR |
| Carriage House | 04/30/2026 | \$ 10,055.62 | A/P + Management Fee + OCR |
| Carrington | 04/30/2026 | \$ 5,969.19 | A/P + Management Fee + OCR |
| Cascadian | 04/30/2026 | \$ 14,656.65 | A/P + Management Fee + OCR |
| Colonial Gardens | 04/30/2026 | \$ 4,799.45 | A/P + Management Fee + OCR |
| Fairwood | 04/30/2026 | \$ 26,036.57 | A/P + Management Fee + OCR |
| Haven Apartment Homes | 04/30/2026 | \$ 3,228.68 | A/P + Management Fee + OCR |
| Heritage Park | 04/30/2026 | \$ 7,825.85 | A/P + Management Fee + OCR |
| Highlander House | 04/30/2026 | \$ 1,910.24 | A/P + Management Fee + OCR |
| Laurelwood | 04/30/2026 | \$ 22,350.96 | A/P + Management Fee + OCR |
| Meadows | 04/30/2026 | \$ 9,324.77 | A/P + Management Fee + OCR |
| Newport | 04/30/2026 | \$ 21,122.62 | A/P + Management Fee + OCR |
| Overlake | 04/30/2026 | \$ 38,972.30 | A/P + Management Fee + OCR |
| Parkwood | 04/30/2026 | \$ 7,177.57 | A/P + Management Fee + OCR |
| Pinewood Village | 04/30/2026 | \$ 10,968.94 | A/P + Management Fee + OCR |
| Plum Court | 04/30/2026 | \$ 6,546.58 | A/P + Management Fee + OCR |
| Sandpiper East | 04/30/2026 | \$ 10,164.39 | A/P + Management Fee + OCR |
| Southwood Square | 04/30/2026 | \$ 9,908.63 | A/P + Management Fee + OCR |
| Sterling Ridge | 04/30/2026 | \$ 30,104.90 | A/P + Management Fee + OCR |
| The Newporter | 04/30/2026 | \$ 20,219.83 | A/P + Management Fee + OCR |
| Timberwood | 04/30/2026 | \$ 14,842.06 | A/P + Management Fee + OCR |
| Walnut Park | 04/30/2026 | \$ 19,475.58 | A/P + Management Fee + OCR |
| Windsor Heights | 04/30/2026 | \$ 37,405.90 | A/P + Management Fee + OCR |
| Woodridge Park | 04/30/2026 | \$ 19,230.85 | A/P + Management Fee + OCR |
| | | \$ 7,622,856.78 | |

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King County
Housing
Authority

RAD Conversion Update

Transitioning public housing units to the Section 8 program through HUD's **Rental Assistance Demonstration (RAD)** program.

June 15, 2026



Background

- 🏠 **May 2025** – Board adopted **Resolution No. 5793** approving submission of a RAD **Portfolio Award** application (to convert up to all our public housing units in the future), and **RAD applications for six properties** for conversion to RAD PBV (Cohort 1).
 - **Submitted** applications in June '25, and applications were **approved** by HUD in August/September '25
- 🏠 **July 2025** – Board adopted **Resolution No. 5799** approving RAD Amendment to KCHA's MTW Plan.
- 🏠 **November 2025** - Board adopted **Resolution No. 5809** approving submission of RAD applications for **seven properties** for conversion to RAD PBV (Cohort 2).
 - **Submitted** application in December '25, and applications were **approved** by HUD in February '26



RAD Conversion Update



Phased Approach

A **RAD cohort** is a group of properties that move through the RAD process together on the same general timeline. We plan to have six cohorts, but we have only initiated resident engagement with the first four:

| Cohort 1 | |
|---------------|---------------------|
| Briarwood | Munro Manor |
| Brittany Park | Riverton Terrace II |
| Lake House | Yardley Arms |

Some conversions will only include **required repairs**

Subsidy Only

| Cohort 2 | |
|------------------|------------------|
| Boulevard Manor | Paramount House |
| Burndale Homes | Southridge House |
| Eastside Terrace | Valli Kee Homes |
| Firwood Circle | |

Subsidy Only

| Cohort 3 | |
|---------------|-------------------|
| Casa Juanita | Northlake House |
| College Place | Westminster Manor |
| Forest Glen | |

Some conversions will include **construction**

Construction Blend

| Cohort 4 | |
|----------------|----------------|
| Brookside | Seola Crossing |
| Nia Apartments | Shelcor |
| Northwood | Vantage Point |
| Pacific Court | Village Plaza |
| Salmon Creek | |

Subsidy Only

The RAD Conversion Process at KCHA



| | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|-----------------|-------------|----------|----------|------------------|---------------------|---|-----------------|---|
| Cohort 1 | Complete | Complete | Complete | Complete | Under HUD Review | | Goal: September | |
| Cohort 2 | Complete | Complete | Complete | Under HUD Review | Deadline: June 30th | | Goal: November | |
| Cohort 3 | In Progress | | | | | | | |
| Cohort 4 | In Progress | | | | | | | |
| Cohort 5 | Goal: July | | | | | | | |
| Cohort 6 | | | | | | | | |



RAD Cohort 3

RAD / Section 18 Blend – Construction Blend

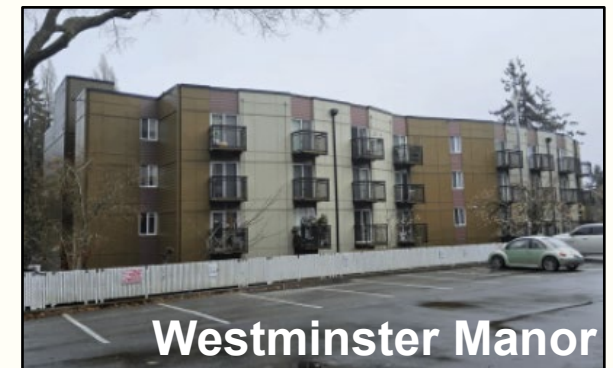
5 Properties

265 Units



RAD Cohort 3

- 🏠 **Casa Juanita, Kirkland**
 - 80-units (senior / disabled)
- 🏠 **College Place, Bellevue**
 - 51-units (family)
- 🏠 **Forest Glen, Redmond**
 - 40-units (senior / disabled)
- 🏠 **Northlake House, Bothell**
 - 38-units (seniors / disabled)
- 🏠 **Westminster Manor, Shoreline**
 - 60-units (seniors / disabled)





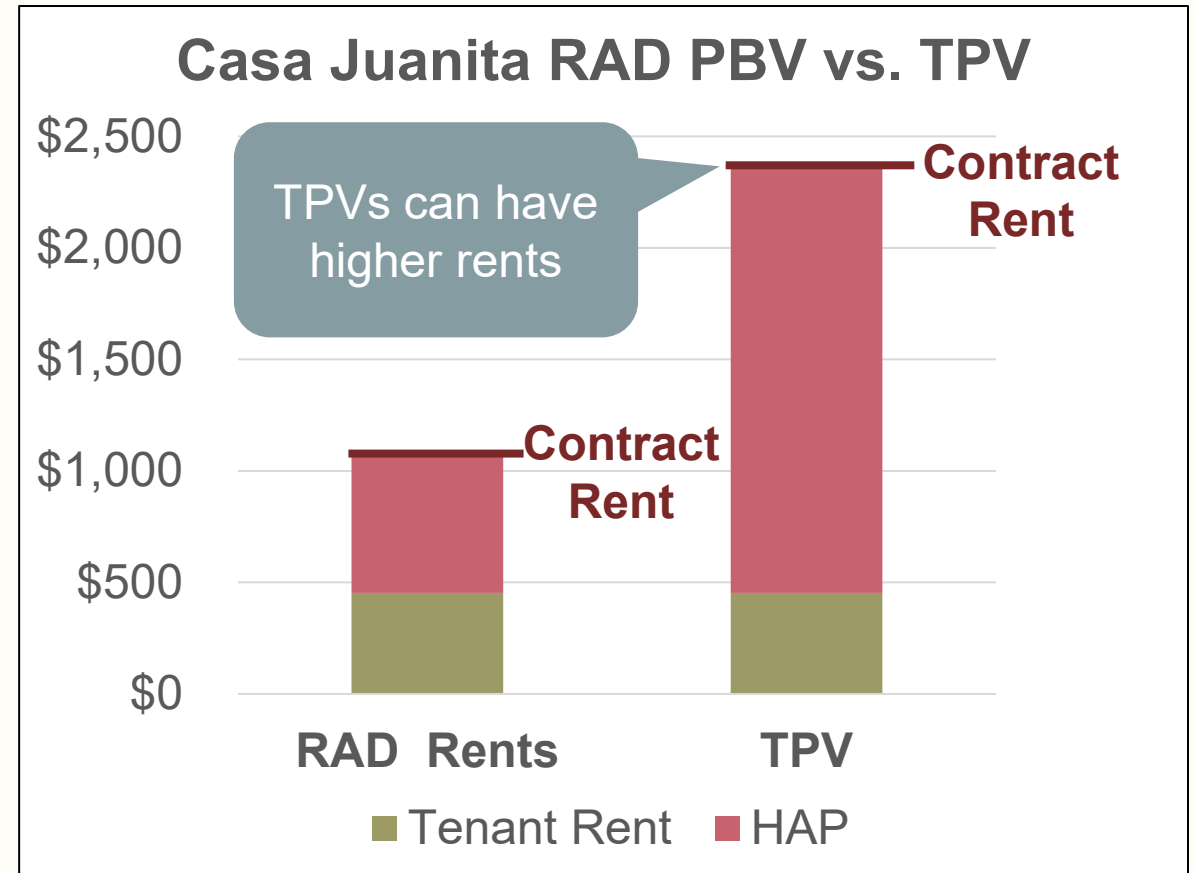
Construction Blends

Blend of RAD Project-Based Voucher (RAD PBV) Rents and
Tenant Protection Voucher (TPV) Rents



RAD/Section 18 Blend – Construction Blend

RAD/Section 18 Blends generate **higher revenue** because a portion of the units receive **Tenant Protection Voucher (TPV)** Rents, which allow higher rents than standard RAD PBVs. This blended subsidy increases the total funding coming into the property, to help make the construction affordable.

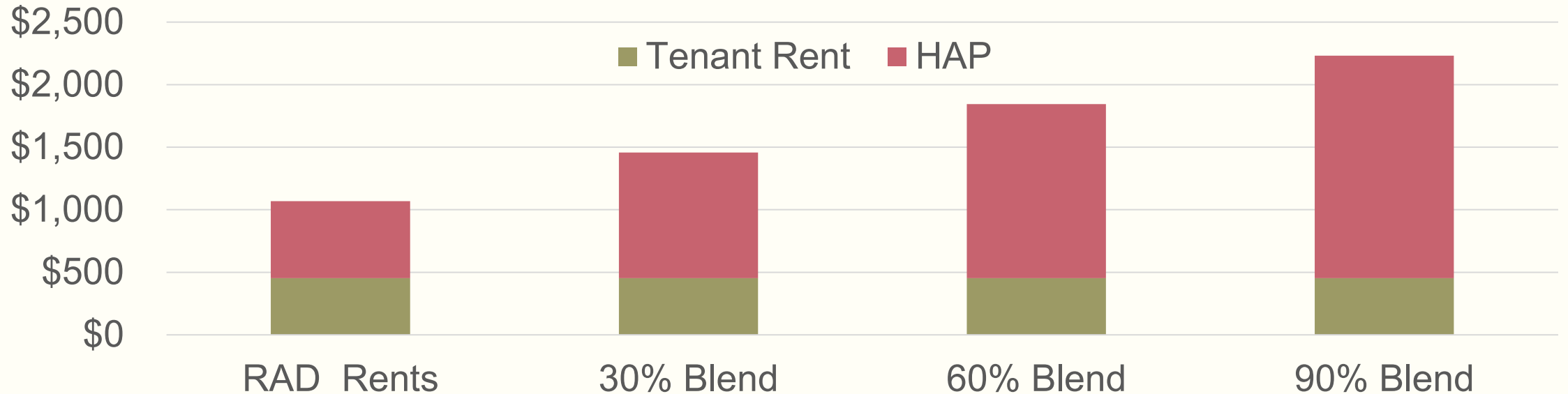


HAP = Housing Assistance Payment, subsidy that covers the difference between the tenant rent and the contract rent

RAD/Section 18 Blend – Construction Blend

Higher construction costs qualify for a higher share of Tenant Protection Voucher rents. As a result, the more you invest in construction, the higher the blended rent, resulting in higher income to the property, and higher voucher funding to KCHA.

Casa Juanita - Construction Blends



~Minimum hard construction costs:

\$44M

\$8.5 M

\$12 M

~Estimated increase to annual revenue:

\$354K

\$708K

\$1.1M




Resident Engagement

Questions and Comments from Resident Meetings



RAD Conversion Process

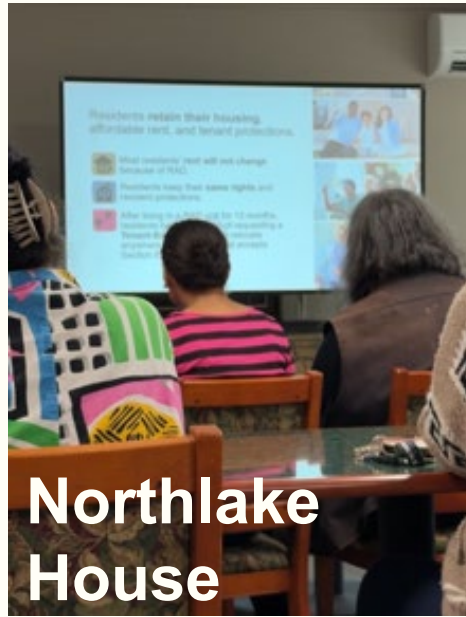
1. **Resident Engagement**
2. Board Resolution
3. Submit Application to HUD
4. HUD Initial Approval (CHAP Award)
5. Property Inspection (assess the condition of the property)
6. **Resident Engagement**
7. Concept Call
8. Financing Plan
9. HUD Approval (RAD Conversion Commitment)
10. **Resident Engagement**
11. Sign New Lease
12. RAD Conversion (Closing)
13. Construction and Non-Critical Repairs



We meet with residents throughout the RAD conversion process.



Forest Glen



Northlake House



Westminster Manor



Casa Juanita



College Place

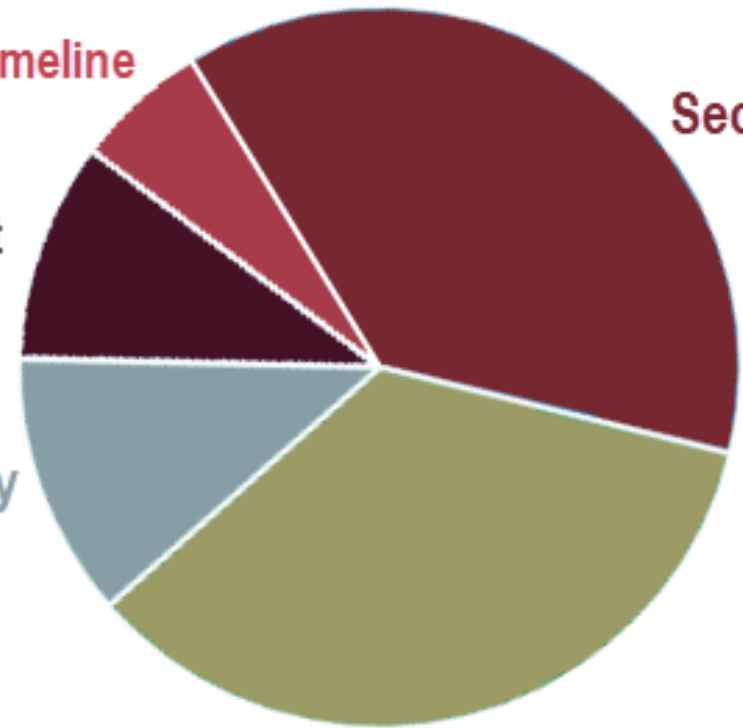
Resident Engagement

Meetings with Residents

- College Place - January 15th (in-person)
- Forest Glen - April 29th (in-person)
- Northlake House - May 5th (in-person)
- Southridge House - May 6th (in-person)
- Casa Juanita - May 7th (in-person)
- Westminster Manor - May 20th (in-person)
- College Place Webinar - May 27th (virtual)
- Cohort 3 Webinar - May 28th (virtual)
- RAC Meeting – June 9th (virtual)



Resident Questions & Comments



Will everyone be eligible for a voucher?

When can I get a voucher and move?

Can I move with a voucher to another city?

Will I have to relocate during construction?

What happens to my belongings during repairs?

Where will residents stay during relocation?

Do I have to sign a new lease?

When is this happening?

Will public housing go away?

Will my rent change?

Do residents have to reapply for housing under RAD?

Conversion Timeline

General Impact

Rent & Eligibility

Relocation

Section 8 / Tenant-Based Vouchers

Key Themes from Resident Questions and Comments

1. **Choice Mobility and Tenant-Based Vouchers**

The largest share of questions focused on eligibility, waiting lists, and using vouchers to move to private housing.

2. **Relocation and Construction**

Concerns focus on displacement risks, availability of temporary housing, and rights to return post-construction.

3. **Rent and Eligibility**

Residents frequently ask about rent changes and how income or household changes impact rent calculations.

4. **Conversion Timeline, Lease and General Impact**

Residents sought clarity on new lease signing, differences with current agreements, and timing of RAD conversion.

Top Concern - Temporary Relocation

KCHA's RAD conversion plan for these five properties **will** involve extensive repairs or major renovations.

Some of this work may be too disruptive for residents to remain in their units during periods of the renovation.

- 🏠 If residents need to move temporarily from their unit, KCHA will find them **suitable housing** and reimburse the residents for **reasonable out-of-pocket expenses**, including moving costs and any increase in housing costs.
- 🏠 Residents will have the **choice** to receive a stipend to find their own temporary housing, or have KCHA's relocation team arrange lodging (typically an Extended Stay America Hotel)

Minimizing Impact & Supporting Resident Stability

- 🏠 KCHA understands that any changes to our residents homes can be stressful and, at times overwhelming. Resident stability, safety, and well-being are some of our top priorities throughout this process.
- 🏠 Where relocation becomes necessary, we will work closely with residents to make the process as smooth and supportive as possible, providing clear communication and assistance every step of the way.
- 🏠 Our goal is to return residents to their homes as quickly as we can.
- 🏠 For all renovations, whether or not they require relocation, KCHA remains committed to listening to our residents and working with them to make sure that any impacts from those renovations are minimal.

Next Steps

🏠 Today

- Seek authorization from Board of Commissioners to submit **RAD Applications for Cohort 3**

🏠 June & July 2026

- **If resolution approved**, submit RAD Applications for Casa Juanita, College Place, Forest Glen, Northlake House, and Westminster Manor
- **Resident Meetings** at all **Cohort 4** properties: Brookside, Nia, Northwood, Pacific Court, Salmon Creek, Seola Crossing, Shelcor, Vantage Point, and Village Plaza.

Questions and Comments?

COHORT 3 RAD MEETING Q&A SUMMARY

The following is a summary of the questions and answers from the RAD Cohort 3 Meetings that happened between January 15, 2026 and May 28, 2026 at Casa Juanita, College Place, Forest Glen, Northlake House, Westminster, and two webinars. Questions and answers have been edited for clarity. Duplicate questions have been combined and the answers provided represent KCHA's position as of the time of this summary's writing.

RAD

WHAT IS THE LIKELIHOOD OF HUD APPROVING THE APPLICATION FOR RAD?

Very high. HUD has already approved several KCHA applications and understands KCHA's intent to convert all its current public housing properties.

WHAT HAPPENS IF WE DO NOT GET APPROVED FOR THE RAD CONVERSION?

This is very unlikely, as we have had already 13 of our properties approved.

In the unlikely event that a property is not approved for a RAD conversion, it will remain a public housing property, which would likely mean slower progress on repairs due to inadequate funding for public housing.

We want to be clear: we have no reason to believe that any of our properties will not be approved for RAD conversion.

WHERE DOES THE FUNDING COME FROM?

All funds for both Public Housing and Project-based Section 8 are federally funded through HUD based on a budget from Congress. There is no state or local funding for these programs.

WILL THERE BE A LOTTERY FOR RAD ASSISTANCE?

No, there is no lottery. RAD is not a new assistance program—it is a change in funding source for existing public housing. All current residents will automatically transition to project-based Section 8 assistance once they sign the RAD Lease. Residents who are currently eligible for housing assistance will remain eligible after conversion.

Residents who have lived in a RAD unit for at least one year may request a tenant-based voucher. Note that sites that converted to RAD earlier will have priority for tenant-based vouchers, as names are placed on the waiting-list on a first-come, first-served basis

WHEN IS THE RAD CONVERSION?

We plan for RAD conversion in the Fall of 2027.

IS THIS CONTRACT AGREEMENT FOR PROJECT-BASED VOUCHERS PERMANENT?

Yes, HUD requires that the owner of a RAD property enter into a 20-year agreement with the Voucher Administrators for the property. After the initial 20-year term expires, the agreement must be renewed for another 20 years.

KCHA is both the owner and Voucher Administrator of the properties, so this contract will always be renewed.

WHEN THE CONTRACT RENEWS, DO WE HAVE TO GO SOMEWHERE ELSE?

No, the property will remain a Project-based Section 8 property.

HOW IS RAD GOING TO AFFECT THE RESIDENTS?

There should be very little that affects residents: your day-to-day lives in a RAD-converted property will be exactly like living in a public housing property. In the short term, we may need to make some renovations to qualify for the RAD program, and some of those renovations may require you to relocate from your unit temporarily while we do them.

WHAT IS THE BENEFIT OF RAD FOR ME? DOES IT MEAN I CAN MOVE?

Yes, residents will have mobility options under RAD. You will maintain your current right to transfer to any other subsidized KCHA property, and you will also gain the ability to request a tenant-based voucher 12 months after the RAD conversion. You can use a tenant-based voucher to rent a unit on the private market.

From KCHA's perspective, RAD also provides a stable, long-term funding source to maintain and preserve the property.

WILL A CAREGIVER BE ABLE TO CONTINUE STAYING WITH THE TENANT AFTER RAD?

Yes. There will be no change to that. The only thing that changes under RAD is the source of funding, not eligibility for caregivers or household arrangements.

CAN WE VISIT OTHER SITES THAT HAVE GONE THROUGH RAD?

We have properties that have applied for and been approved for RAD, but they are all still early in the process. There are not yet completed RAD renovation sites available to tour.

WILL THERE BE ADDITIONAL MEETINGS ABOUT RAD?

Yes. We plan to meet with residents again after the property inspections are completed.

DO WE HAVE TO ATTEND THE NEXT WEBINAR?

We hold webinars for people who cannot make the in-person meetings and we present the same information. You do not need to attend if you don't want to, but you are more than welcome to attend if you have additional questions.

WILL FAMILIES BE ALLOWED TO MOVE INTO THE BUILDING?

We are not changing what kinds households we serve at each property.

WILL THERE BE CHANGES TO WORK ORDERS?

Work orders will not change because of RAD. You will soon be able to make work order requests online through the Rent Café portal, but this is due to a software change at KCHA that is unrelated to the RAD conversion.

RAD LEASE

WILL THE RAD LEASE ADDRESS FUNDING SOURCES?

No. The lease does not include funding sources. We are changing the source of HUD funding for the property through the RAD conversion, but this is not tied to the lease in any way.

WE CURRENTLY HAVE A LEASE. WILL WE BE TRANSITIONING THAT LEASE, OR WILL IT BE REWRITTEN?

The RAD lease is a revision of your current lease. We started with the public housing lease, removed public housing-specific provisions, and added a RAD addendum that outlines tenant rights and protections under RAD.

Before residents sign the new lease, they will receive:

- A letter explaining what was removed and what was added
- A comparison table that provides a clear visual of the changes

Overall, the lease focuses on tenant protections under RAD and otherwise follows a standard lease format.

WHAT IF I DO NOT WANT TO SIGN THE NEW LEASE?

Everyone who wants to remain at their property will need to sign the new lease, which we expect will happen in Fall 2027. The new lease will be similar to the lease you have now, with a new RAD addendum that lists your rights under the RAD program.

FAIR HOUSING

THE FEDERAL GOVERNMENT IS CUTTING PROGRAMS. WHAT HAPPENS IF THEY GET RID OF FAIR HOUSING?

Fair Housing laws are very unlikely to be eliminated. However, there are still state and local laws as well as KCHA policies that would provide resident protections.

SECTION 8

WHAT IS SECTION 8?

Section 8 is a form of rental assistance that uses vouchers. There are two main type of Section 8 voucher: Tenant-based vouchers, which are given to tenants and which tenants can use to rent units on the private market, and Project-based vouchers, which are assigned to specific units at a property and stay with those units. With both types of voucher, the tenant pays a percentage of their income to the landlord for the rent and the voucher covers the rest of the rent to the landlord through Housing Assistance Payment (HAP).

Under RAD, we will be converting your public housing units to project-based voucher units, so instead of your unit getting a public housing subsidy, it will get a project-based Section 8 subsidy. Additionally, after living in a RAD unit for 12 months after the conversion happens, you have the choice to request a tenant-based voucher to use on a unit in the private market.

WILL THE SECTION 8 PROGRAM BE CLOSED?

We do not expect the federal government to close or eliminate the Section 8 program. Historically, the Section 8 program has more support in Congress than public housing. During different administrations, subsidized housing programs can come under more scrutiny, and there can be proposed budget cuts. But there is no sign that Section 8 will be eliminated.

WILL WE BE CONSIDERED SECTION 8 RECIPIENTS?

After the conversion, the units at your property will be funded by project-based Section 8 vouchers. So, you'll be living in a Section 8 unit: You won't be receiving a voucher as part of the conversion.

Twelve months after the RAD conversion, you can request a tenant-based voucher. This is a voucher that you can take with you to rent a unit on the private market.

PUBLIC HOUSING

IS PUBLIC HOUSING GOING AWAY?

No. Public housing is not going away. Congress currently funds Section 8 at a higher level than public housing. Converting to Section 8 provides more stable, reliable funding while maintaining long-term affordability for residents.

While KCHA's goal is to move as much of our public housing into Project-based Section 8 as possible, we anticipate that the public housing program will continue to exist under HUD.

RENOVATION

WILL THE ABATEMENT TEAMS MOVE ALL OUR BELONGINGS OUT OF THE UNIT WHILE THEY'RE WORKING?

Our plan is to have our abatement teams cover the work area to ensure no contamination of tenant items.

I HAVE PTSD AND I'M CONCERNED ABOUT POTENTIAL CONSTRUCTION NOISE

Residents may submit a request for a Reasonable Accommodation for temporary relocation if they will be negatively impacted by construction noise.

ARE THE REPAIRS ONLY IN THE UNITS, OR DOES THIS INCLUDE THE BUILDING AND THE GROUNDS? (CASA JUANITA)

We don't know this yet, as we do not have the list of repairs available to us. We will update residents as the process progresses.

WHAT KIND OF CONSTRUCTION WILL BE DONE AND HOW LONG WILL IT TAKE? (WESTMINSTER MANOR)

Right now, we know that the venting in the units' ceilings will need to be done for sure. Otherwise, we are still waiting for our survey inspection to finalize the list of work that will need to be done.

HOW LONG HAS IT BEEN SINCE THE ELECTRICALS IN THE BUILDING WERE UPGRADED? (WESTMINSTER MANOR)

We are unsure. We will follow up with our consultant so this can be evaluated during our survey inspection.

WILL THE RENOVATIONS BE OUTDOOR OR INDOOR? (COLLEGE PLACE)

At this point, we are primarily anticipating outdoor renovations. We will complete inspections to determine what repairs are needed. Potential outdoor improvements could include street lighting and asphalt work. We are still waiting on inspections to determine whether any interior work will be required. We also want to hear from residents about repairs they feel are needed.

WHAT KINDS OF RENOVATIONS CAN WE EXPECT? (COLLEGE PLACE)

Exterior improvements are the primary focus. Some previous improvements have already been made, including heat pumps and exterior upgrades. Based on early information, potential work may include foundation repairs, replacement of some wood posts, repaving, and street lighting improvements. Final decisions will depend on inspection results.

THERE ARE MANY CONFLICTS AROUND PARKING. WHAT WILL HAPPEN WITH PARKING? (COLLEGE PLACE)

We will review the current parking situation and look at what is permitted and what is not permitted, including environmental considerations. Parking issues will be part of the overall site review.

THE CHAIN-LINK FENCE IS TOO LOW AND BALLS FLY OVER IT. CAN THE FENCING BE HIGHER? (COLLEGE PLACE)

We can note the concern and review whether fencing improvements are possible as part of the renovation planning.

WILL THERE BE ANY RENOVATIONS INSIDE THE UNITS, SUCH AS CARPET REPLACEMENT? I HAVE LIVED IN MY UNIT FOR 15 YEARS AND THE CARPET IS ORIGINAL. (COLLEGE PLACE)

Interior needs will be evaluated through unit inspections. If items are determined to need replacement, they will be addressed.

I HAVE LIVED IN MY UNIT FOR 13 YEARS. CAN I GET A NEW STOVE AND REFRIGERATOR? (COLLEGE PLACE)

Appliances have a life expectancy. If inspections determine that appliances need to be replaced, they will be replaced. We will provide more specific information on appliance life expectancy once that review is completed.

CAN WE GET EXTRA RESTROOMS IN THE UNITS? (COLLEGE PLACE)

We are looking at improvements, but adding bathrooms may be difficult depending on unit layouts. We understand the desire for additional bathrooms, but we are not sure that reconfiguring layouts will be possible.

CAN SPORTS FACILITIES OR A GYM BE ADDED? (COLLEGE PLACE)

College Place is limited in space compared to some other communities. Some properties have more room to add amenities. We can note this request and explore whether anything is feasible.

RELOCATION

WHERE DO RESIDENTS GO DURING RELOCATION?

You will have a choice. KCHA will either pay for accommodations at a partner hotel or provide you a stipend if you would prefer to find your own accommodations.

FOR RELOCATION IS IT JUST THE RESIDENT OR WILL ANIMALS AND BELONGINGS NEED TO BE MOVED AS WELL?

All living people and pets will need to vacate the unit due to asbestos abatement that will take place during the relocation. A third party analysis is still being performed to determine scope, but it is possible items will also need to be removed.

KCHA will either arrange a hotel room for you to stay in during this time or give you a stipend so you can find and pay for your own accommodation.

DO THE HOTEL ACCOMMODATIONS TAKE LOCATION AND NEARBY AMENITIES INTO ACCOUNT?

Yes. KCHA works with Extended Stay America to find rooms at their location closest to you. Those rooms include full kitchens and allow pets to also stay there. If you would prefer not to use our hotel option, we also offer a stipend, so you can find your own accommodations.

IF WE MUST RELOCATE, CAN WE CHOOSE TO BE BACK AT THE SAME UNIT?

Our plan is for all residents to return to the same unit. If you'd like to change units, you can request a transfer per our existing policy.

WILL THERE BE A FORM TO OPT OUT OF YOUR CURRENT UNIT OR STAY IN ANOTHER UNIT?

We expect that everyone should be able to return to the same units after any renovations. If that changes, we will give you at least 90 days' notice. If you want to change your unit now, you can make a transfer request per our existing transfer policy.

CAN KCHA HELP WITH MY TRANSPORTATION NEEDS IF I AM RELOCATED?

We can take your transportation needs into account when we book a hotel room for you. You can also opt to take a stipend to arrange your own accommodations during a renovation.

IF WE COPY THE NEW YORK MODEL, WILL WE BE GIVEN TRANSPORTATION TO LEAVE DURING THE DAY?

KCHA is not copying NYCHA's model. We have our own RAD conversion and relocation plans that are based on the specific renovations needed at each of our properties.

Our preference is that tenants are not relocated at all, and that if they need to be relocated, their relocations are as brief as possible. Certain types of work are not compatible with a Tenant In Place model like NYCHA used, either because the unit would not be safe to stay in at night in the middle of the renovation or because the renovation requires moving the tenant's belongings out of the unit.

Once we have a finalized scope of work for each property, we can share more details about the work that needs to be done, who will be affected by that work, how long the work will take, and what steps we will take to make sure that the impact of the work is as minimal to our tenants' lives as we can make it.

For all renovations, whether or not they require relocation, KCHA remains committed to listening to our residents and working with them to make sure that any impacts from those renovations are minimal.

IS THERE GOING TO BE MORE DETAILED INFORMATION ABOUT WHETHER RELOCATION WILL BE PART OF THE PLAN IN THE FUTURE?

There will be two more meetings where we will discuss what was found during inspections and what the scope of work looks like. If we need to have more meetings, we will schedule more meetings. KCHA staff will also be available to answer questions or relay questions to executives.

IF WE ARE REQUIRED TO RELOCATE TO A HOTEL WOULD OUR BELONGINGS GET TO STAY IN OUR UNIT THEN WHILE REPAIRS ARE BEING DONE?

It depends on the types of repairs. We may ask you to move certain items out of the way before the repairs. If we need to move your belongings out of your apartment for major renovations, KCHA will pay to relocate and store your belongings.

WHAT PART OF THE TEMPORARY RELOCATION ARE THE RESIDENTS RESPONSIBLE FOR?

KCHA will cover all costs. If you opt to stay in the hotel we will pay for the hotel stay. If you want to stay with family or friends or find your own accommodations, KCHA will provide you a prepaid debit card with money to pay for accommodations.

RENT

WILL MY RENT CHANGE?

Your rent will continue to be calculated based on a percentage of your annual income: If your income changes, your rent will change. The only other reason your rent would change is if you have a household member who does not receive housing subsidy because of their immigration status. If you have a household member who isn't eligible for public housing rental assistance, you're currently paying a higher rent. Under Project-based Section 8, the unsubsidized rent for non-eligible members may be higher.

UTILITIES

WILL TENANTS HAVE TO PAY FOR WATER AND SEWER?

RAD conversion itself does not change what utilities tenants pay for. While we don't anticipate that you'd have to pay for water or sewer in the future, if that changed, that increase would be covered by an increased Energy Assistance Supplement (EAS) which would lower your rent.

WE DO NOT PAY UTILITY BILLS NOW. WILL WE HAVE TO WITH THE CONVERSION?

There's nothing in a RAD conversion that changes how utilities are paid. If you aren't paying for them now, RAD itself won't change that. Depending on the scope of work for future renovations, that may change, but if it does, tenants will have their rent reduced by the Energy Assistance Supplement to make up for the amount they would pay for utilities.

TENANT-BASED VOUCHERS

WHAT DOES THE VOUCHER LOOK LIKE?

It is a form (HUD-52646) that details the size of your household as well as how the voucher works. If you want to see what it looks like, you can find it online:

<https://www.hud.gov/sites/dfiles/OCHCO/documents/52646.pdf>

WILL EVERYONE BE ELIGIBLE FOR A VOUCHER?

After 12 months, anyone currently in good standing with their lease can request a tenant-based voucher.

WHEN CAN WE REQUEST TENANT-BASED VOUCHERS?

After 12 months living under the new program, you can request a tenant-based voucher. When you make that request, you will be placed near the top of the waitlist. You may need to wait for a voucher behind other tenants living in RAD units who've already requested a tenant-based voucher.

IS THERE A TIMELINE FOR RECEIVING A VOUCHER?

There is no set timeline, as wait times cannot be predicted. Residents will be placed on the waiting list above the general public, but below RAD residents who have already requested vouchers.

DO WE HAVE TO REQUEST THE VOUCHER RIGHT AFTER THAT INITIAL 12-MONTH PERIOD?

No, you can request the voucher at any time after the 12-month period. We recommend making your request as soon as you know you want to move to cut down on the time you'll have to wait for a voucher.

WHEN CAN I START LOOKING FOR UNITS TO RENT WITH A VOUCHER?

Twelve months after conversion, you can request a voucher. You can look for housing at any time, but you will need to wait until a voucher is issued to you before you can apply to rent a unit with a voucher.

ARE YOU ABLE TO VIEW THOSE UNITS AHEAD OF TIME?

That will depend on the landlord or owner of the unit you'd like to rent, and if the unit is vacant or occupied.

WHERE CAN WE MOVE TO WITH A VOUCHER?

To any location in the United States that will accept a Section 8 voucher.

WHAT IS PORTING?

Portability is your ability to take a tenant-based voucher issued to you by one public housing authority and use it at another public housing authority. You can use voucher at any PHA in the United States. If you want to move to a different PHA's area, you will need to work with housing specialist who will reach out to the place you are interested in moving to.

WILL A TENANT-BASED VOUCHER EXPIRE?

When you are issued a tenant-based voucher, you will work with a Housing Specialist at KCHA as you look for a unit to rent. You will have 120 days to find a unit to rent. If you go over 120 days, you can request an extension from your housing specialist. If you cannot find a unit, the voucher will be issued to the next household on the list and you can continue living in your current unit.

Once you rent a unit with your voucher, it does not expire. You can keep the voucher as long as you remain eligible for the Tenant-based Section 8 program.

WHEN YOU SWITCH TO A TENANT-BASED VOUCHER, HOW LONG CAN YOU STAY IN YOUR CURRENT UNIT?

We expect that you will remain in your current unit at while you're shopping for a new unit.

If you cannot find a new unit within that time frame, you can remain in your current unit and can reapply for a tenant-based voucher at a later date.

CAN WE ARRANGE A MEETING TO LEARN MORE ABOUT ENHANCED VOUCHERS?

We can provide more information about vouchers in future meetings. You can also reach out to your property management staff if you have more questions.

CAN YOU BE ON THE SECTION 8 WAITLIST IF YOU ARE ALREADY IN PUBLIC HOUSING?

Previously, KCHA's policy was that if you lived in public housing, you were not permitted to be on the Section 8 waiting list. This policy has been revised and when we hold our next lottery for Section 8, public housing tenants will qualify to be put on the waiting list if their applications are drawn in the lottery.

If you were on the Section 8 waitlist before moving into a KCHA property, we recommend reaching out to the Section 8 department to confirm. We will have housing specialists at future meetings who will be able to answer more specific questions regarding the exact process behind the vouchers.

CAN SOMEONE WITH A ONE-BEDROOM UNIT GET A TWO-BEDROOM VOUCHER?

If you currently qualify for a one-bedroom unit in public housing, you should expect that the voucher you'll be issued would be for a one-bedroom unit, so long as you don't add new household members. Additional household members may increase the number of bedrooms you qualify for, just like in public housing.

CAN TWO PEOPLE WITH VOUCHERS COMBINE VOUCHERS AND GET A UNIT TOGETHER?

No, two people can't combine vouchers. If two people with vouchers would like to move in together, one would have to relinquish their voucher or apply for a reasonable accommodation for shared housing, where both people would keep their own voucher.

WILL RENT CHANGE AFTER RECEIVING A VOUCHER?

Possibly. Your share of the rent, called the Total Tenant Payment (TTP), will continue to be income-based, and you will pay that to the landlord. The rest of the rent is paid for by the voucher through a Housing Assistance Payment (HAP) that KCHA sends to the landlord.

Tenant-based vouchers have maximum amount for the Housing Assistance Payment KCHA will pay to a landlord. This is called the payment standard. Different areas of the county have different payment standards, based on how expensive the ZIP code is to live in.

If the total rent for the unit you want to rent is higher than your calculated TTP+HAP, you would be responsible for paying that difference, so long as you don't have to pay more than 40% of your annual income in rent.

YOU NOTED THAT TENANTS COULD PAY UP TO 40% OF THEIR INCOME IN RENT WHILE ON AN S8 VOUCHER, DOES THIS INCLUDE UTILITIES?

The maximum rent you can pay with a voucher is 40% of your income before any utility adjustment. At KCHA, we have "Energy Assistance Supplements," which are amounts that we subtract from your total tenant payment based on the size of your unit and the utilities you're responsible for, that aren't included in the rent you pay to the landlord.

You can find a full description of the Energy Assistance Supplement in the Tenant-based Administrative Plan

Other housing authorities will have utilities policies, so if you port your voucher somewhere else, they'll be able to answer those questions for you.

IF I MOVE OUT OF A KCHA PROPERTY WITH A TENANT VOUCHER, CAN I MOVE BACK TO THE SAME PROPERTY LATER?

No, you are only allowed one subsidy at a time. You would have to reapply to the subsidized housing program like you did before you started living here. You would also have to give up your tenant-based voucher to move back into a KCHA building with a Project-based Section 8 or Public Housing subsidy.

HOW LONG ARE YOU REQUIRED TO STAY IN ONE PLACE ONCE YOU MOVE WITH A VOUCHER?

This will depend on the requirements of the lease you sign for that location. The rental assistance from the voucher will remain with you regardless of how often you move. There are no requirements in the voucher for how long you must stay in a unit.

WHAT HOUSING OPTIONS ARE AVAILABLE FOR ELDERLY RESIDENTS USING A VOUCHER?

A senior can rent any property that meets the occupancy requirements of the HCV program. Residents will work with an HCV housing specialist, who can also assist with porting a voucher outside King County.

ARE RESIDENTS RESPONSIBLE FOR THEIR OWN MOVE WITH A TENANT-BASED VOUCHER?

Yes. Residents are responsible for coordinating and completing their move when using a tenant-based voucher.

I WAS UNABLE TO USE MY KCHA VOUCHER TO RENT A PROPERTY IN SEATTLE.

Residents wishing to port out of KCHA's jurisdiction must work with a housing specialist at KCHA. Since the resident only brought his voucher to a Seattle property, they would not accept it.

HOW CAN RESIDENTS PROTECT THEIR PERSONAL INFORMATION AFTER MOVING?

Residents can apply for the Washington State Address Confidentiality Program, which prevents their address from being publicly disclosed.

COMMENTS

FOREST GLEN (ON THE TOPIC OF RELOCATION)

There is a senior center half a mile away from Forest Glen. Open 8-8, 7 days a week. Activities provided, showers/bathrooms (\$5 dollars for a shower). Meals provided. Unknown cost for activities and meals.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5829

**AUTHORIZING THE SUBMISSION OF RENTAL ASSISTANCE DEMONSTRATION
(RAD) PROGRAM APPLICATIONS FOR ALL PUBLIC HOUSING UNITS IN FIVE
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, on November 17, 2025 the Board of Commissioners adopted Resolution 5809 authorizing KCHA staff to submit RAD applications to convert and additional seven 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 13 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 five additional public housing properties with a RAD Resident Information Notice (RIN); and,

WHEREAS, staff have held a webinar for all households living at these five properties and held in-person meetings with residents at each of the five 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 five 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. Casa Juanita
 2. College Place
 3. Forest Glen
 4. Northlake House
 5. Westminster Manor; 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 15th DAY OF JUNE, 2026.

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

JERRY LEE, Chair
Board of Commissioners

ROBIN WALLS
Secretary-Treasurer and CEO

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King County Housing Authority

KCHA Board of Commissioners

- Jerry Lee, Chair
- Richard Jackson
- Neal Black
- Regina Elmi
- Tina Keys

Memo

TO: Board Of Commissioners

FROM: Antonette Valdez, Senior Procurement Manager

DATE: June 5, 2026

RE: **Resolution No. 5830:** Authorizing the Executive Director to enter into an Interlocal Agreement with Philadelphia Housing Authority (PHA)

Resolution No. 5830 authorizes KCHA to enter an interlocal agreement with the Philadelphia Housing Authority (PHA) to leverage the PHA contract number P-005221D Consulting Management Services with Edgemere Consulting Corporation. The proposed interlocal agreement will allow KCHA to “piggyback” upon the existing PHA contract with Edgemere - leveraging their resources to streamline KCHA's procurement of needed goods and services.

Interlocal agreements provide an avenue for public agencies to utilize the procurement processes of other public agencies and enter into similar contracts without performing their own procurement, relying instead on the procurement process already performed. Chapter 39.34 RCW “The Interlocal Cooperation Act”, permits public agencies to cooperate and exercise joint powers in carrying out their public purposes, including the purchase of goods and services.

Edgemere Consulting Corporation has been contracted through an official RFP competitive bid process in compliance with Washington State regulations. Staff review indicates the process meets or exceeds the minimum standards required of the federal program regulations under which KCHA operates.

KCHA's Procurement Policy requires Board approval to enter into the attached Interlocal Agreement.

The interlocal agreement is included in the board package. This resolution gives KCHA's Executive Director the authority to enter into the Interlocal Agreement with PHA.

Staff recommends approval of Resolution No. 5830.

INTERLOCAL COOPERATIVE PURCHASING AGREEMENT

Pursuant to Chapter 39.34 of the Revised Code of Washington State, Philadelphia Housing Authority (PHA) and the King County Housing Authority (KCHA) hereby agree to the terms of this Interlocal Cooperative Purchasing Agreement for the use of the solicitation process in obtaining management consulting services with Edgemere Consulting Corp. The following terms and conditions are applicable to this Agreement:

1. Each party has agreed that KCHA has followed the HUD procurement process 2 CFR 200.318 and KCHA's Procurement Policy in obtaining management consulting services with Edgemere Consulting Corp.
2. Each party has agreed that KCHA's decision to contract with Edgemere Consulting is without prejudice and meets applicable laws and policies.
3. Each party has agreed to enter into separate contracts with Edgemere Consulting, with each contract having specific terms and agreements.
4. A party to this Agreement shall not accept responsibility for the performance of Edgemere Consulting contracted for by the other party as a result of this Agreement.
5. A party to this Agreement shall not be responsible for the payment of any item(s) or service(s) contracted for by the other party as a result of this Agreement.
6. For the purposes of complying with RCW 42.56, the Custodian of records shall be KCHA.
7. This Agreement shall continue in force until cancelled in writing by either party.

IN WITNESS WHEREOF, the parties hereto have executed this Interlocal Cooperative Purchasing Agreement by having their representatives affix their signatures below.

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

Philadelphia Housing Authority
2013 Ridge Avenue
Philadelphia, PA 19121

Signature

Date

Signature

Date

Robin Walls
President and CEO, KCHA

Kelvin Jeremiah
President and CEO, PHA

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5830

AUTHORIZING THE PRESIDENT/CEO TO ENTER INTO AN INTERLOCAL AGREEMENT WITH PHILADELPHIA HOUSING AUTHORITY IN ORDER TO ACQUIRE MANAGEMENT CONSULTING SERVICES.

WHEREAS, the Philadelphia Housing Authority (PHA) seeks to secure management consulting services; and

WHEREAS, King County Housing Authority (KCHA) has previously utilized interlocal, cooperative purchasing agreements with in- and out-of-state public agencies; and

WHEREAS, the PHA uses open and competitive procurement policies that are substantially the same as KCHA's; and

WHEREAS, the management consulting services needed by KCHA is available through the SERVICES CONTRACT FOR THE PROVISION OF CONSULTING MANAGEMENT SERVICES CONTRACT NUMBER P-005221D through a competitively bid contract with Philadelphia Housing Authority; and

WHEREAS, Chapter 39.34 RCW The Interlocal Cooperation Act permits public agencies to cooperate and exercise joint powers in carrying out their public purposes, including the purchase of goods and services; and

WHEREAS, the Philadelphia Housing Authority routinely enters into Intergovernmental Cooperative Purchasing Agreements with other public agencies in order to reduce the cost of contracts and supplies; and

WHEREAS, the Philadelphia Housing Authority has used competitive bidding procedures which are substantially the same as KCHA's to obtain a reasonable and fair price for the management consulting services needed by KCHA and is willing to enter into an Intergovernmental Cooperative Purchasing Agreement allowing KCHA to piggyback on their existing contract at a comparable price.

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

The President/CEO is hereby authorized to enter into an Intergovernmental Cooperative Purchasing Agreement with the Philadelphia Housing Authority substantially in the form attached hereto for the purpose of securing management consulting services.

ADOPTED AT A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 15TH DAY OF JUNE, 2026.

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

JERRY LEE, Chair
Board of Commissioners

ROBIN WALLS
President and CEO

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King County
Housing
Authority

2026 MTW Plan Amendment Overview

June 15, 2026

Grace Wood, MTW Program Manager



King County
Housing
Authority



MTW Planning: Annual Plan vs. Amendment

MTW Annual Plan

- Full yearly MTW strategy
- Includes all MTW activities, goals, and budgets
- Submitted once per year after public comment
- Sets overall direction for the year

MTW Plan Amendment

- Mid-year update to the approved plan
- Adds or revises specific MTW activities
- Requires public comment + Board approval
- Ensures transparency when changes occur

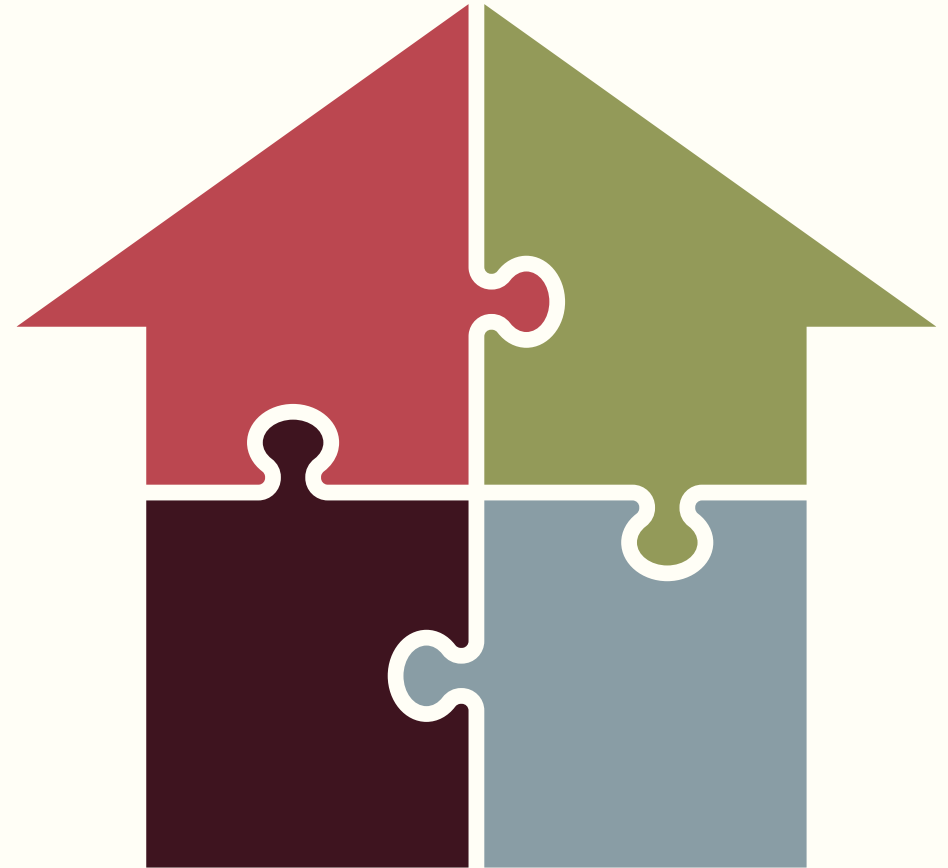
2026 MTW Plan – Proposed Amendment

New Activity

- 🏠 2026-2: Direct Rental Assistance

Updates

- 🏠 Inspection Protocols (MTW activity 2004-5)
- 🏠 Minor adjustments



Direct Rental Assistance Overview

- 🏠 Testing a new subsidy model where KCHA pays the housing subsidy directly to households
- 🏠 KCHA has partnered with MDRC to participate in a national study to evaluate impacts
- 🏠 Pilot Features:
 - Direct HAP payments to households
 - Simplified subsidy calculation
 - Streamlined lease-up and verifications
- 🏠 Benefits: Increased housing choice, reduced administrative complexity, and evidence to guide future program expansion.

Amendment Approval Steps

PUBLIC COMMENT PERIOD

The public comment period for KCHA's 2026 MTW Plan Amendment is currently in process. It started on June 8th and will continue through July 8th.

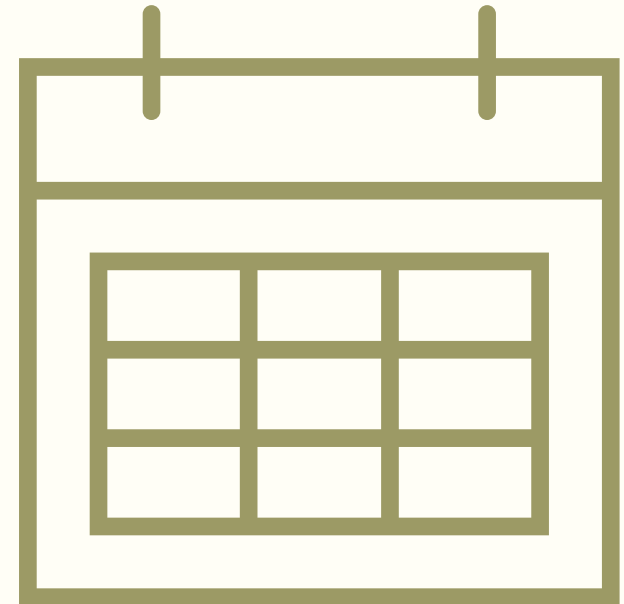
MEETINGS & HEARINGS:

- June 9, 2026: Resident Advisory Committee Meeting
- June 17, 2026: Public Hearing

BOARD APPROVAL

A resolution to approve the MTW Plan Amendment, incorporating all public comments, will be presented at next month's Board meeting.

After Board approval it is [submitted to HUD](#).



Questions & Comments



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Households Served

point in time as of March 2026¹

24,336

Finance

| | Budgeted | Actual | Actual to Budget | |
|--------------------------|---------------|---------------|------------------|--|
| Revenue year-to-date | \$141,171,647 | \$137,088,320 | 97.1% | |
| Expenditure year-to-date | \$128,244,554 | \$118,890,807 | 92.7% | |
| LGIP Rate Investments | 4.29% | 3.71% | -0.576% | |
| Non-LGIP Investments | 4.30% | 3.80% | -0.499% | |

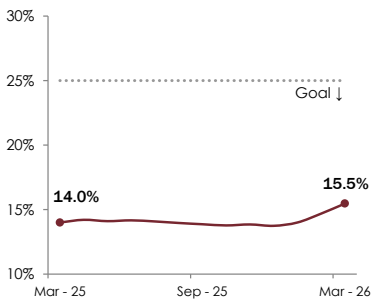
Housing Management

| | Scope | Target | March '26 | |
|---------------------------------------|--------------|--------|-----------|--|
| Public Housing Occupancy ² | 2,453 units | 98.0% | 98.3% | |
| Local Programs Occupancy ³ | 9,417 units | 96.5% | 97.2% | |
| Total Units Online | 12,958 units | | 12,958 | |

Housing Choice Voucher Program Operations

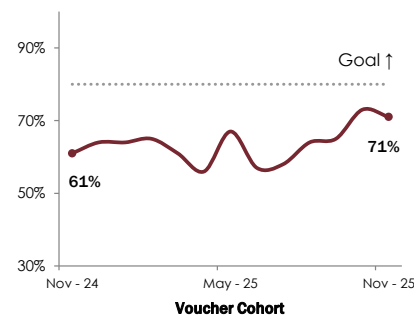
Shelter Burden

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



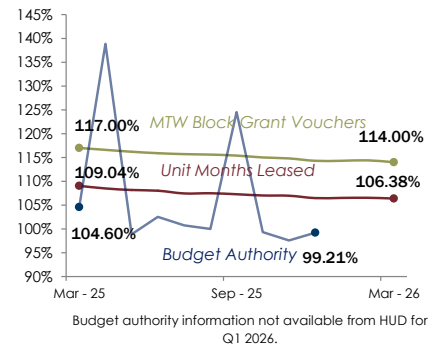
Shopping Success

Lease up success rate within 180 days of voucher issuance, by month of issuance.



Utilization Rate⁴

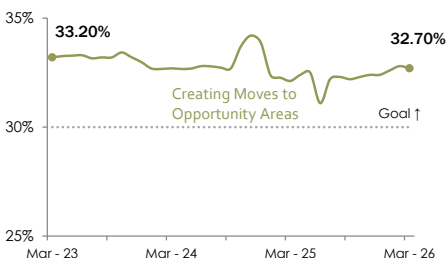
Percentage of HUD ACC leased by month and by budget authority.⁵



Focus Areas

Opportunity Area Access

Percentage of households with children living in high opportunity areas.



Notes

1) Includes households in federally subsidized programs, workforce housing, and local programs. 2) Excludes 49 units in portfolio where turnover is not tracked monthly. 3) Kirkland Heights is not factored in to occupancy rates because it is under construction. 4) Does not include Emergency Housing Vouchers. 5) HUD measures utilization by both unit months and budget authority. Historically, budget authority is a more important metric.

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Memo

TO: Board of Commissioners

FROM: Wendy Teh
Executive Vice President of Finance

DATE June 15, 2026

RE: 2026 First Quarter Financial Report

Executive Summary

First quarter 2026 net operating income for KCHA, excluding development activities, exceeded budget projections. While operating revenue was approximately \$4.1 million less than budget driven primarily by lower HUD subsidy for the Housing Choice Voucher program, operating expenses were only 93% of budget and approximately \$9.4 million less than anticipated. The key drivers included reduced payroll costs due to unfilled positions as well as continued lower spending on occupancy expenses, social services, and administrative costs.

Financial Highlights

For Federal Programs and Properties, which include Moving to Work (MTW), Housing Choice Vouchers (HCV) and Public Housing (PH), operating revenue was \$4.5 million below budget. This was primarily driven by the estimated renewal funding inflation factor (RFIF) and proration factor in the budget of 2.0% and 98% respectively, whereas actual funding received was lower and based on fiscal year 2025 funding levels. Operating expenses were under budget at 97% of the budgeted total with the main drivers being unfilled positions and lower than anticipated occupancy expenses, housing assistance payments (HAP) to landlords and administrative expenses. This resulted in net operating income being \$1.4 million less than budget.

Other highlights include:

- Capital Construction projects were below target with approximately 71% of budget spent to date. This resulted in lower draws from the Capital Fund grant which lowered Non-Operating Income compared to budget.

The Local Programs and Properties had operating revenue that was \$423 thousand above budget. Combined with lower-than-expected expenditures, net operating income was \$6.7 million more than budget. The main driver of the higher operating revenue was tenant rents, which was \$2.2 million above budget. Lower payroll, occupancy, social service and administrative expenses contributed to an overall reduction of \$6.2 million in operating expenses.



Other notable highlights include:

- Occupancy expenses were approximately \$2.0 million below budget as projects typically start slowly during the beginning of the year and ramp up during the later part of the year.

For Development activities, net income was \$888 thousand, \$890 thousand less than anticipated. This is primarily driven by the fact that the Kirkland Heights developer fee income budgeted in the first quarter has not yet been received. Operating expenses were approximately 59% of budget primarily due to lower spending on Professional Services fees and unfilled positions.

Financial Statements

The Financial Statements below are included to provide detailed financial information for all activities as well as any corresponding notes needed for further explanation.

Income Statements show operating and non-operating income, expenses and net gain or loss. These have been broken out into four separate reports to show differences between KCHA programs and activities. Each individual report highlights the following programs:

1. Combined Operations – Federal and Local Programs, excluding Development activity
2. Federal Programs & Properties – Includes all federal programs such as Housing Choice Vouchers, Public Housing, Capital Fund Program, and several other Federal grants to house and assist families towards self-reliance or improved living circumstances.
3. Local Programs & Properties – Includes properties and programs owned by KCHA and managed either by KCHA Property Management or Asset Management via third party management companies. This category is sometimes referred to as Workforce Housing.
4. Development Activity – Includes all activities handled by our Development department. Most of the financial activities of this department are below-the-line, construction-related and as such are tracked in the balance sheet as “work-in-process” and do not impact net operating income.

The Statement of Financial Position, or Balance Sheet, which shows assets, liabilities and equity, provides a snapshot of KCHA’s finances, and is divided into Combined Operations and Development Activity.

Finally, a detailed summary of MTW Uses and Sources is included. One of the most important features of being an MTW agency is the financial flexibility to use funds where they are needed most depending on local housing needs. The charts show where we are able to use funding streams in a variety of ways to support KCHA goals and initiatives.



**King County Housing Authority
Income Statement with Cash Adjustments
Combined Operations (excl development activity)
For the Period Ended March 31, 2026**

| | 2026 YTD Actual | 2026 YTD Budget | % of YTD Budget | |
|---|--------------------------------|--------------------------------|--------------------------------|------|
| Operating Revenues | | | | |
| 1 Tenant Revenue | \$48,206,503 | \$45,952,986 | 105% | |
| 2 Operating Subsidy from HUD-HCV | 65,425,767 | 69,958,729 | 94% | (1) |
| 3 Operating Subsidy from HUD-PH | 3,236,034 | 3,478,596 | 93% | (2) |
| 4 Port-In Income | 11,152,703 | 11,222,604 | 99% | |
| 5 Other Operating Income | 9,067,313 | 10,558,732 | 86% | (3) |
| 6 Total Operating Income | <u>137,088,320</u> | <u>141,171,647</u> | 97.1% | |
| Operating Expenses | | | | |
| 7 Salaries | 17,713,170 | 19,366,142 | 91% | (4) |
| 8 Benefits | 5,338,024 | 5,931,264 | 90% | (4) |
| 9 Occupancy Expenses | 10,321,172 | 13,344,767 | 77% | (5) |
| 11 HAP Expense-KCHA | 61,239,979 | 61,867,729 | 99% | |
| 12 HAP Expense-Ports In | 11,184,894 | 11,222,604 | 100% | |
| 13 Other Social Service Expenses | 3,493,641 | 5,210,432 | 67% | (6) |
| 14 Administrative Expenses | 9,611,704 | 11,327,637 | 85% | (7) |
| 15 Total Operating Costs | <u>118,902,584</u> | <u>128,270,575</u> | 93% | |
| 16 Net Operating Income | <u>18,185,736</u> | <u>12,901,072</u> | 141% | |
| Non-Operating Revenues | | | | |
| 17 Non-Operating income | 5,070,068 | 7,042,928 | 72% | (8) |
| 18 Total Non-Operating Income | <u>5,070,068</u> | <u>7,042,928</u> | 72% | |
| Non-Operating Expenses | | | | |
| 19 Interest Payments | 9,273,930 | 9,014,335 | 103% | |
| 20 Non-Operating Expenses | 847,940 | 655,179 | 129% | (9) |
| 21 Total Non-Operating Expenses | <u>10,121,870</u> | <u>9,669,514</u> | 105% | |
| 22 Net Non-Operating Income (Loss) | (5,051,802) | (2,626,585) | 192% | |
| 23 Net Income(Loss) | <u>13,133,934</u> | <u>10,274,487</u> | 128% | |
| Adjustments to Cash - Sources (Uses) | | | | |
| 24 Principal Payments | (6,479,866) | (6,706,481) | 97% | |
| 25 Capital Expenditures | (7,913,238) | (11,343,133) | 70% | (8) |
| 26 Acquisitions/LIHTC Return to KCHA | (46,000,000) | 0 | NM | (10) |
| 27 Change (to)/from Designated Cash | (823,815) | (841,563) | 98% | |
| 28 Change (to)/from Restricted Cash | (8,866,575) | (2,244,436) | 395% | (11) |
| 29 Transfers In/(Out) | 0 | (1,170,412) | 0% | (12) |
| 30 Other Changes in Debt | 46,000,000 | 0 | NM | (10) |
| 31 Others Sources/(Uses of Cash) | 6,186,838 | 563,929 | 1,097% | (13) |
| 32 Total Adjustments to Cash | <u>(17,896,656)</u> | <u>(21,742,096)</u> | 82% | |
| 33 Net Change in Unrestricted Cash | <u>(\$4,762,722)</u> | <u>(\$11,467,610)</u> | 42% | |
| 34 Beginning Cash Balance-Unrestricted/Held by Mgmt Agent | 344,128,164 | | | |
| 35 Ending Cash Balance-Unrestricted/Held by Mgmt Agent | 349,055,832 | | | |

Footnotes:

- 1) Timing of block grant funding. As MTW-funded expenditures ramp up, additional funding requests will be submitted in subsequent quarters to align revenues with spending.
- 2) Operating fund subsidy was below target; the budget assumed 92 percent prorate while actual funding was at 86 percent.
- 3) Due to timing, weatherization projects are below target, resulting in lower draws on grants. Due to permit issues, new home sales were delayed resulting in lower homes sale revenues. This shortfall is partially offset by an unbudgeted King County Flood Control District grant for the Sandpiper Apartment.
- 4) Salaries and benefit were below target due to unfilled positions.
- 5) Various maintenance contract projects are below target, which is typical early in the year, but activity is expected to increase as the year progresses.
- 6) Resident Service and Homeless Program contracts are below target but expected to increase as the year progresses
- 7) Various categories were under target: professional services, admin contracts, and computer equipment.
- 8) Capital construction projects were below target mainly due projects having a late start but expected to pick up in subsequent quarters. This resulted in lower than budgeted draw from the CFP grant
- 9) Primarily due to closing costs related to the Haven Apartment acquisition. In addition, casualty loss expenses for Ballinger Commons and Pickering Court have been incurred but not yet reimbursed through insurance proceeds.
- 10) Haven Apartments was acquired for \$46 million with the proceeds Bank of America Line of Credit. \$60 million was budgeted for new housing acquisitions in the development fund group.
- 11) Due to higher than budgeted deposits to debt service reserves.
- 12) The budgeted HOPE VI loan interest income transfer from net cash flow to support development operations has yet to occur. Also, the budgeted program support transfers to local properties expected to occur in subsequent quarters.
- 13) Mainly due to increase in accrued interest payable and payroll liabilities, decrease in lease and grant receivables offset by decreases in accounts payable.



**King County Housing Authority
Income Statement with Cash Adjustments
Federal Programs and Properties
For the Period Ended March 31, 2026**

| | 2026 YTD Actual | 2026 YTD Budget | % of YTD Budget | |
|--|-----------------------|-----------------------|-----------------------|------|
| Operating Revenues | | | | |
| 5 Tenant Revenue | 4,070,564 | 4,009,727 | 102% | |
| 6 Operating Subsidy from HUD-HCV | 65,283,318 | 69,841,135 | 93% | (1) |
| 7 Operating Subsidy from HUD-PH | 3,235,020 | 3,477,326 | 93% | (2) |
| 8 Port-In Income | 11,152,703 | 11,222,604 | 99% | |
| 9 Other Operating Income | 1,315,542 | 1,012,245 | 130% | (3) |
| Total Operating Income | <u>85,057,147</u> | <u>89,563,036</u> | 95% | |
| Operating Expenses | | | | |
| 10 Salaries | 6,411,099 | 7,101,820 | 90% | (4) |
| 11 Benefits | 2,056,285 | 2,386,427 | 86% | (4) |
| 12 Occupancy Expenses | 2,628,262 | 3,694,916 | 71% | (5) |
| 14 HAP Expense-KCHA | 61,239,979 | 61,867,729 | 99% | |
| 15 HAP Expense-Ports In | 11,184,894 | 11,222,604 | 100% | |
| 16 Other Social Service Expenses | 2,403,770 | 2,264,477 | 106% | |
| 17 Administrative Expenses | 4,024,016 | 4,545,869 | 89% | (6) |
| Total Operating Costs | <u>89,948,305</u> | <u>93,083,842</u> | 97% | |
| Net Operating Income | (4,891,158) | (3,520,806) | 139% | |
| Non-Operating Revenues | | | | |
| 21 Non-Operating income | 1,575,432 | 2,486,919 | 63% | (9) |
| Total Non-Operating Income | <u>1,575,432</u> | <u>2,486,919</u> | 63% | |
| Non-Operating Expenses | | | | |
| 19 Interest Payments | 1,033,585 | 902,366 | 115% | (7) |
| 22 Non-Operating Expenses | (764) | (375) | 204% | |
| Total Non-Operating Expenses | <u>1,032,820</u> | <u>901,991</u> | 115% | |
| Net Non-Operating Income (Loss) | 542,611 | 1,584,929 | 34% | |
| Net Income(Loss) | (4,348,547) | (1,935,877) | 225% | |
| Adjustments to Cash - Sources (Uses) | | | | |
| 18 Principal Payments | 10,834 | (241,250) | NM | (8) |
| 23 Capital Expenditures | (1,923,579) | (2,698,513) | 71% | (9) |
| 30 Acquisitions/LIHTC Return to KCHA | 0 | 0 | NM | |
| 24 Change in Designated Cash | 110,454 | 30,300 | 365% | (10) |
| 25 Change in Restricted Cash | (4,431) | (31,281) | 14% | |
| 26 Transfers In/Out | (262,508) | (308,573) | 85% | (11) |
| 31 Other Changes in Debt | 0 | 0 | NM | |
| 27 Others Sources/(Uses of Cash) | 863,645 | (474,979) | NM | (12) |
| Non Operating Net Sources (Uses) of Cash | <u>(1,205,586)</u> | <u>(3,724,295)</u> | 32% | |
| Net Change in Unrestricted Cash | \$ (5,554,133) | \$ (5,660,172) | 98% | |
| Beginning Cash Balance-Unrestricted/Held by Mgmt Agent | 75,567,190 | | | |
| Ending Cash Balance-Unrestricted/Held by Mgmt Agent | 69,907,036 | | | |

Footnotes:

- 1) Due to timing of block grant funding. As MTW-funded expenditures ramp up, additional funding requests will be submitted in subsequent quarters to align revenues with spending.
- 2) Operating fund subsidy was below target; the budget assumed 92 percent prorate while actual funding was at 86 percent.
- 3) Mainly due to City of Seattle grant for the Westminister project. Unbudgeted.
- 4) Salaries and benefit were below target due to unfilled positions.
- 5) Various maintenance contract projects are below target, which is typical early in the year, but activity is expected to increase as the year progresses.
- 6) Various categories were under target: professional services, admin contracts, and computer equipment.
- 7) Mainly due to unbudgeted Salmon Creek bond interest expense.
- 8) The budgeted bond principal payments have yet to be made.
- 9) Capital construction projects were below target mainly due projects having a late start but expected to pick up in subsequent quarters. This resulted in lower than budgeted draw from the CFP grant.
- 10) As the Yardi project progresses, release from technology reserve exceeded target.
- 11) The budgeted HOPE VI loan interest income transfer from net cash flow to support development operations has yet to occur.
- 12) Mainly due to increase accounts payable and decrease in accounts receivable, grant receivable and prepaid insurance.



**King County Housing Authority
Income Statement with Cash Adjustments
Local Programs and Properties
For the Period Ended March 31, 2026**

| | 2026 YTD Actual | 2026 YTD Budget | % of YTD Budget | |
|--|--------------------------------|--------------------------------|--------------------------------|------|
| Operating Revenues | | | | |
| 5 Tenant Revenue | 44,135,939 | 41,943,259 | 105% | |
| 6 Operating Subsidy from HUD-HCV | 142,449 | 117,594 | 121% | |
| 7 Operating Subsidy from HUD-PH | 1,014 | 1,270 | 80% | |
| 8 Port-In Income | - | - | NM | |
| 9 Other Operating Income | 7,751,770 | 9,546,487 | 81% | (1) |
| Total Operating Income | <u>52,031,173</u> | <u>51,608,610</u> | 101% | |
| Operating Expenses | | | | |
| 10 Salaries | 11,302,071 | 12,264,322 | 92% | |
| 11 Benefits | 3,281,739 | 3,544,837 | 93% | |
| 12 Occupancy Expenses | 7,692,909 | 9,649,851 | 80% | (2) |
| 13 Maintenance Projects | - | - | NM | |
| 14 HAP Expense-KCHA | - | - | NM | |
| 15 HAP Expense-Ports In | - | - | NM | |
| 16 Other Social Service Expenses | 1,089,871 | 2,945,954 | 37% | (3) |
| 17 Administrative Expenses | 5,587,688 | 6,781,768 | 82% | (4) |
| Total Operating Costs | <u>28,954,279</u> | <u>35,186,733</u> | 82% | |
| Net Operating Income | <u>23,076,894</u> | <u>16,421,878</u> | 141% | |
| Non-Operating Revenues | | | | |
| 21 Non-Operating income | 3,494,636 | 4,556,009 | 77% | (5) |
| Total Non-Operating Income | <u>3,494,636</u> | <u>4,556,009</u> | 77% | |
| Non-Operating Expenses | | | | |
| 19 Interest Payments | 8,240,345 | 8,111,969 | 102% | |
| 22 Non-Operating Expenses | 848,705 | 655,554 | 129% | (6) |
| Total Non-Operating Expenses | <u>9,089,050</u> | <u>8,767,523</u> | 104% | |
| Net Non-Operating Income (Loss) | (5,594,414) | (4,211,514) | 133% | |
| Net Income(Loss) | <u>17,482,481</u> | <u>12,210,363</u> | 143% | |
| Adjustments to Cash - Sources (Uses) | | | | |
| 18 Principal Payments | (6,490,700) | (6,465,231) | 100% | |
| 23 Capital Expenditures | (5,989,660) | (8,644,620) | 69% | (7) |
| 40 Acquisitions/LIHTC Return to KCHA | (46,000,000) | - | NM | (8) |
| 24 Change in Designated Cash | (934,268) | (871,863) | 107% | |
| 25 Change in Restricted Cash | (8,862,144) | (2,213,155) | 400% | (9) |
| 26 Transfers In/Out | 262,508 | (861,839) | NM | (10) |
| 41 Other Changes in Debt | 46,000,000 | - | NM | (8) |
| 27 Others Sources/(Uses of Cash) | 5,323,194 | 1,038,908 | 512% | (11) |
| Non Operating Net Sources (Uses) of Cash | <u>(16,691,070)</u> | <u>(18,017,801)</u> | 93% | |
| Net Change in Unrestricted Cash | <u>791,411</u> | <u>(5,807,437)</u> | NM | |
| Beginning Cash Balance-Unrestricted/Held by Mgmt Agent | 268,560,974 | | | |
| Ending Cash Balance-Unrestricted/Held by Mgmt Agent | 279,148,797 | | | |

Footnotes:

- 1) Due to timing, weatherization projects were below target, resulting in reduced grant draws. Additionally, delays in permitting for the Home program postponed new home sales, leading to lower-than-expected revenues. This shortfall is partially offset by an unbudgeted grant from the King County Flood Control District for the Sandpiper Apartment.
- 2) Various maintenance contract projects are below target, which is typical early in the year, but activity is expected to increase as the year progresses.
- 3) Resident Service and Homeless Program contracts are below target but expected to increase as the year progresses.
- 4) Various categories were under target: professional services, admin contracts, and computer equipment.
- 5) Due to declining interest rates resulted in lower-than-expected income earned on deposits.
- 6) Primarily due to closing costs related to the Haven Apartment acquisition. In addition, casualty loss expenses for Ballinger Commons and Pickering Court have been incurred but not yet reimbursed through insurance proceeds.
- 7) Due to late start of various projects, capital expenditures were below target.
- 8) Haven Apartments was acquired for \$46 million with the proceeds Bank of America Line of Credit. \$60 million was budgeted for new housing acquisitions in the development fund group.
- 9) Due to higher than budgeted deposits to debt service reserves.
- 10) The budgeted program support transfers to local properties expected to occur in subsequent quarters.
- 11) Mainly due to increase in accrued interest payable and payroll liabilities, decrease in lease and grant receivables offset by decreases in accounts payable.



**King County Housing Authority
Income Statement with Cash Adjustments
Development Activity
For the Period Ended March 31, 2026**

| | 2026 TYD Actual | 2026 YTD Budget | % of YTD Budget | |
|--|--------------------------------|--------------------------------|--------------------------------|-------|
| Operating Revenues | | | | |
| 1 Operating Revenue | 30,000 | 0 | NM | (1) |
| 2 Total Operating Income | <u>30,000</u> | <u>0</u> | NM | |
| Operating Expenses | | | | |
| 3 Operating Expenses | 201,804 | 342,788 | 59% | (2) |
| 4 Total Operating Costs | <u>201,804</u> | <u>342,788</u> | 59% | |
| Net Operating Income (Loss) | (171,804) | (342,788) | 50% | |
| Non-Operating Revenues | | | | |
| 5 Non-Operating income | 1,976,671 | 3,048,198 | 65% | (3) |
| Non-Operating Expenses | | | | |
| 6 Non-Operating Expenses | 0 | 0 | NM | |
| 7 Interest Payments | 917,146 | 927,657 | 99% | (4) |
| Total Non-Operating Expenses | <u>917,146</u> | <u>927,657</u> | 99% | |
| Net Non-Operating Income (Loss) | 1,059,526 | 2,120,541 | 50% | |
| Net Income(Loss) | <u>887,721</u> | <u>1,777,753</u> | 50% | |
| Adjustments to Cash - Sources (Uses) | | | | |
| 8 Change in Debt | (41,590,117) | 12,081,003 | NM | (5,6) |
| 9 Capital Expenditures | (591,153) | (1,385,540) | 43% | (7) |
| 10 Acquisitions/LIHTC Return to KCHA | - | (15,012,000) | 0% | (5) |
| 12 Change in Restricted Cash | (235,949) | (319,488) | 74% | (8) |
| 13 Transfers In/Out | - | 545,412 | 0% | (9) |
| 15 Others Sources/(Uses of Cash) | 40,380,617 | 37,084,945 | 109% | (8) |
| Non Operating Net Sources (Uses) of Cash | <u>(2,036,602)</u> | <u>32,633,067</u> | NM | |
| Net Change in Unrestricted Cash | <u>(1,148,881)</u> | <u>34,410,820</u> | NM | |
| Beginning Cash Balance-Unrestricted/Held by Mgmt Agent | (33,309,270) | | | |
| Ending Cash Balance-Unrestricted/Held by Mgmt Agent | (34,458,151) | | | |

Footnotes:

- 1) Trailhead Non-Dwell rent income from Evergreen Ford. Unbudgeted.
- 2) Professional service fees related to new property acquisitions was booked in the local fund group. Also, salaries and benefits were below target due to unfilled positions.
- 3) The budgeted Kirkland Heights developer fee income has yet to be received. Also, allocation of interest income on deposits was below target. Interest income allocation depends on the ending cash balance.
- 4) Interest expense on the Kirkland Heights subordinate loan was originally budgeted in the General Partner fund; however, the expense is currently being paid through the partnership books by the management company.
- 5) \$60 million was budgeted for new housing acquisitions through debt financing. The acquisition of Haven Apartments for \$46 million occurred in the 1st quarter booked in the local fund group.
- 6) The budgeted pay-off of the 2023 Series Kirkland Heights bond has yet to occur.
- 7) The Trailhead pre-development costs below target but expected to increase as the year progresses.
- 8) Declining interest rates resulted in lower than expected interest income on Program Income reserves.
- 9) The budgeted HOPE VI loan interest income transfer from net cash flow to support development operations has yet to occur.
- 10) Increase in notes and other receivables offset by decrease accrued interest on debt advance for Kirkland Heights project.



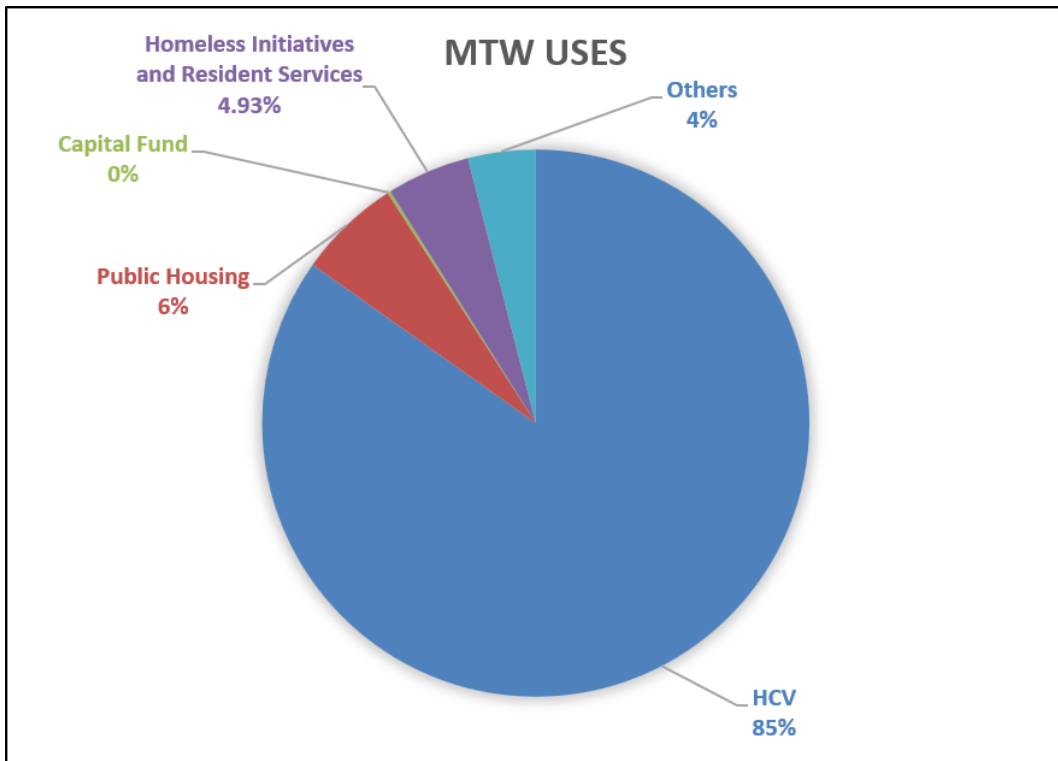
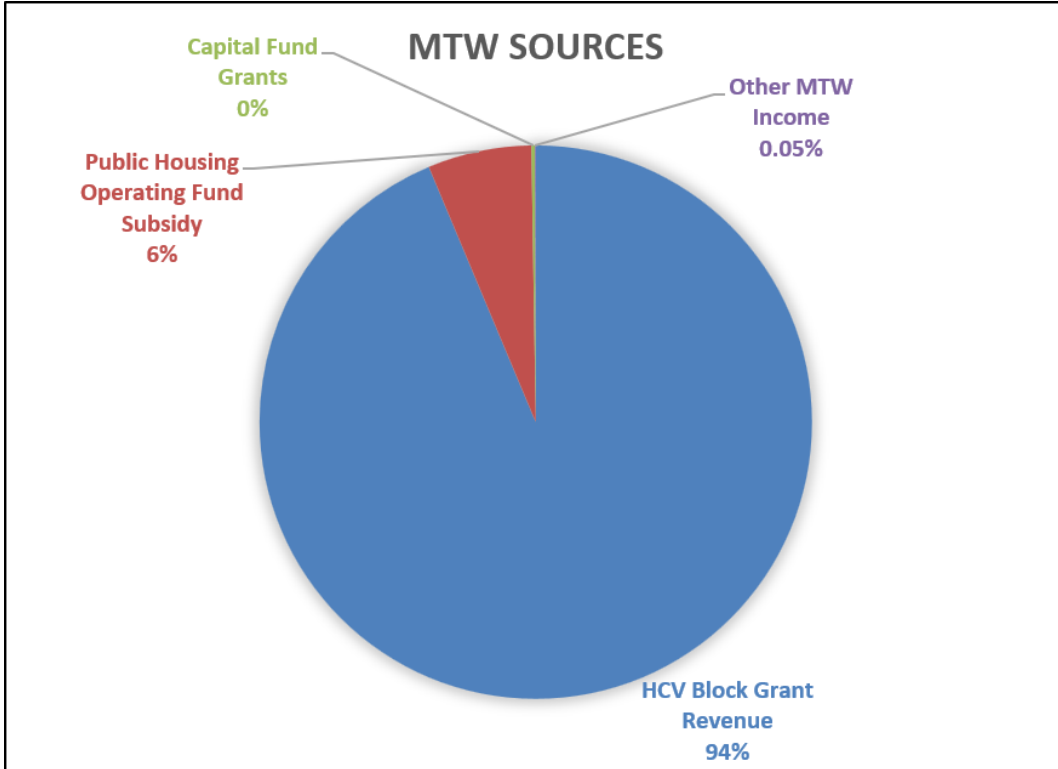
**King County Housing Authority
Statement of Financial Position
Combined Operations (excluding development activity)
As of March 31, 2026**

| | 2026 Actual |
|-------------------------------------|------------------------|
| Cash-Unrestricted | \$135,583,504 |
| Cash-Held by Management Agent | 48,341,951 |
| Cash-Designated | 125,305,538 |
| Cash-Restricted | 39,824,838 |
| Total Cash | 349,055,832 |
| | |
| Other Current Assets | 24,567,728 |
| Long-term Assets | 1,997,812,374 |
| Total Other Assets | 2,022,380,102 |
| | |
| Total Assets | \$2,371,435,934 |
| | |
| Current Liabilities | 84,796,992 |
| Long-Term Liabilities | 1,268,442,515 |
| Total Liabilities | 1,353,239,507 |
| | |
| Equity | 1,018,196,427 |
| | |
| Total Liabilities and Equity | \$2,371,435,934 |



MTW Sources & Uses

| | <u>Actual</u> |
|---|-------------------------------|
| <u>MTW SOURCES</u> | |
| HCV Block Grant Revenue | \$ 49,899,534 |
| Public Housing Operating Fund Subsidy | 3,236,034 |
| Capital Fund Grants | 106,795 |
| Other MTW Income | 28,880 |
| Total MTW Sources | <u>53,271,243</u> |
| | |
| <u>MTW USES</u> | |
| HCV | |
| Funding of HAP Payments to Landlords | (47,448,398) |
| Funding of HCV Administrative Costs | (3,347,454) |
| | |
| Public Housing | |
| Transfers to PH AMPs Based on Need | (396,967) |
| Public Housing Operating Expenses | (3,236,034) |
| | |
| Capital Fund | |
| Capital Fund Grants | (106,795) |
| | |
| Homeless Initiatives and Resident Services | |
| Homeless Initiatives | (390,646) |
| Resident Services | (2,561,131) |
| | |
| Others | |
| MTW Admin Support Costs | (247,435) |
| Transfers Out-Capital Construction | 79,319 |
| Transfers Out-Capital Management Fees | 7,932 |
| Transfers Out-Capital-Unit Upgrades | 962,480 |
| Transfers Out-Capital-Unit Upgrade Mgt Fees | 96,248 |
| Construction Activity & Management Fees | (1,145,980) |
| FHLB debt payments | - |
| | |
| Property Management Fee Expense-Internal | 4,592 |
| Bookkeeping Fee Expense-Internal | 2,295 |
| Transfers Out-Operating-Property Support-BC Rec Center | 64,414 |
| Transfers Out-Operating-Property Support-BC Family Center | 29,798 |
| Transfers Out-Operating-Property Support-Local Mgt Fees | 5,805 |
| Transfers out-Capital-Program Support | 889,948 |
| Misc. Other Uses | (996,853) |
| | |
| Total MTW Uses | <u>\$ (59,877,692)</u> |





KCHA 2026 Q1 Financial Results

Wendy Teh

Executive Vice President of Finance

June 15, 2026



KCHA Combined Operations

| Income Statement with Cash Adjustments Combined Operations (excl development activity) | 2026 YTD Actual | 2026 YTD Budget | % of YTD Budget |
|---|-----------------------|-----------------------|-----------------------|
| Operating Revenues | 137,088,320 | 141,171,647 | 97% |
| Operating Expenses | 118,902,584 | 128,270,575 | 93% |
| Net Operating Income | 18,185,736 | 12,901,072 | 141% |
| Non-Operating Revenues | 5,070,068 | 7,042,928 | 72% |
| Non-Operating Expenses | 10,121,870 | 9,669,514 | 105% |
| Net Non-Operating Income (Loss) | (5,051,802) | (2,626,585) | 192% |
| Net Income(Loss) | 13,133,934 | 10,274,487 | 128% |
| Adjustments to Cash - Sources (Uses) | (17,896,656) | (21,742,096) | 82% |
| Net Change in Unrestricted Cash | <u>(4,762,722)</u> | <u>(11,467,610)</u> | 42% |

Federal Programs

- 🏠 Q1 results lagged budget for Operating Income and Non-Operating Income
- 🏠 Operating Revenues were impacted by lower funding levels due to the continuing resolution at 2025 funding levels
- 🏠 Non-Operating Income loss was due to lower draws from the Capital Fund for Capital Construction projects

| Income Statement with Cash Adjustments Federal Programs and Properties | 2026 YTD Actual | 2026 YTD Budget | % of YTD Budget |
|---|-----------------------|-----------------------|-----------------------|
| Operating Revenues | 85,057,147 | 89,563,036 | 95% |
| Operating Expenses | 89,948,305 | 93,083,842 | 97% |
| Net Operating Income | (4,891,158) | (3,520,806) | 139% |
| Non-Operating Revenues | 1,575,432 | 2,486,919 | 63% |
| Non-Operating Expenses | 1,032,820 | 901,991 | 115% |
| Net Non-Operating Income (Loss) | 542,611 | 1,584,929 | 34% |
| Net Income(Loss) | (4,348,547) | (1,935,877) | 225% |
| Adjustments to Cash - Sources (Uses) | (1,205,586) | (3,724,295) | 32% |
| Net Change in Unrestricted Cash | (5,554,133) | (5,660,172) | 98% |

Local Programs

- 🏠 For Operating Revenue, Tenant Rents were higher than expected by 5% but this was offset lower draws on Weatherization projects due to project timing.
- 🏠 Operating Expenses were well below budget at only 82% of target driven by lower spending across all operations.
- 🏠 Net Operating Income was \$6.7M more than anticipated

| Income Statement with Cash Adjustments Local Programs and Properties | 2026 YTD Actual | 2026 YTD Budget | % of YTD Budget |
|---|-----------------------|-----------------------|-----------------------|
| Operating Revenues | 52,031,173 | 51,608,610 | 101% |
| Operating Expenses | 28,954,279 | 35,186,733 | 82% |
| Net Operating Income | 23,076,894 | 16,421,878 | 141% |
| Non-Operating Revenues | 3,494,636 | 4,556,009 | 77% |
| Non-Operating Expenses | 9,089,050 | 8,767,523 | 104% |
| Net Non-Operating Income (Loss) | (5,594,414) | (4,211,514) | 133% |
| Net Income(Loss) | 17,482,481 | 12,210,363 | 143% |
| Adjustments to Cash - Sources (Uses) | (16,691,070) | (18,017,801) | 93% |
| Net Change in Unrestricted Cash | 791,411 | (5,807,437) | NA |

Development Activity

🏠 Kirkland Heights construction is complete but awaiting final invoices and cost certification.

| Income Statement with Cash Adjustments | 2026 | 2026 | % of |
|--|--------------------|-------------------|------------|
| Development Activity | TYD | YTD | YTD |
| | Actual | Budget | Budget |
| Operating Revenues | 30,000 | 0 | NM |
| Operating Expenses | 201,804 | 342,788 | 59% |
| Net Operating Income (Loss) | (171,804) | (342,788) | 50% |
| Non-Operating Revenues | 1,976,671 | 3,048,198 | 65% |
| Non-Operating Expenses | 917,146 | 927,657 | 99% |
| Net Non-Operating Income (Loss) | 1,059,526 | 2,120,541 | 50% |
| Net Income(Loss) | 887,721 | 1,777,753 | 50% |
| Adjustments to Cash - Sources (Uses) | (2,036,602) | 32,633,067 | NA |
| Net Change in Unrestricted Cash | (1,148,881) | 34,410,820 | NM |

MTW Sources/Uses

MTW SOURCES

| | |
|---------------------------------------|--------------------------|
| HCV Block Grant Revenue | 49,899,534 |
| Public Housing Operating Fund Subsidy | 3,236,034 |
| Capital Fund Grants | 106,795 |
| Other MTW Income | 28,880 |
| Total MTW Sources | <u><u>53,271,243</u></u> |

MTW USES

| | |
|--------------------------------------|----------------------------|
| Funding of HAP Payments to Landlords | (47,448,398) |
| Funding of HCV Administrative Costs | (3,347,454) |
| Transfers to PH AMPs Based on Need | (396,967) |
| Public Housing Operating Expenses | (3,236,034) |
| Capital Fund Grants | (106,795) |
| Homeless Initiatives | (390,646) |
| Resident Services | (2,561,131) |
| Misc. Other Uses | (996,853) |
| Total MTW Uses | <u><u>(59,877,692)</u></u> |

🏠 Primary Use of MTW funds:

- Housing Assistance Payments to HCV landlords and HCV Admin costs make up 85% of our total MTW funds

🏠 MTW status gives us funding flexibilities



🏠 Remaining funds used for:

- Public Housing Operations
- Resident Services
- Research & Evaluation
- Homeless Initiatives
- Educational Initiatives
- Home Ownership Program – Dream to Keys

Cash Balances

| Cash Balances as of March, 2026 (in millions) | | | |
|--|------------------------------|------------------------------|----------------------------|
| By Restriction Type | 3/31/2026 | 12/31/2025 | Change |
| Unrestricted | \$45.1 | \$55.2 | (\$10.0) |
| Restricted to Program Uses | 53.6 | 61.3 | (7.7) |
| Designated/Committed for Specific Uses | 174.6 | 161.1 | 13.5 |
| Externally Restricted | 77.6 | 69.4 | 8.1 |
| Total | <u><u>\$350.9</u></u> | <u><u>\$347.0</u></u> | <u><u>\$3.9</u></u> |

Investment Summary

| Investment Summary (in millions) as of March, 2026 | Amount | Yield | % of Total |
|---|-----------------------|---|----------------------|
| Invested in the Local Government Investment Pool & Masterfund | \$152.1 | 3.71%  | 41.8% |
| Invested by KCHA | 66.8 | 3.80%  | 18.3% |
| Cash held by trustees | 25.6 | 0.02% * | 7.0% |
| Cash held in checking and savings accounts | 110.1 | 0.02% * | 30.2% |
| Invested by KCHA | <u>\$354.5</u> | <u>2.33%</u> | <u>97.3%</u> |
| Cash loaned for low income housing & EPC project purposes | <u>9.7</u> | <u>5.01%</u> | <u>2.7%</u> |
| Loaned by KCHA | 9.7 | 5.01% | 2.7% |
| Total | <u><u>\$364.3</u></u> | <u><u>2.39%</u></u> | <u><u>100.0%</u></u> |

*Note: Amount Invested by KCHA includes cash of \$3.67M from other entities such as Tax Credits and SWHA



Questions?



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TO: Board of Commissioners

FROM: Tim Baker, Senior Management Analyst
Support Services Department

DATE: May 11, 2026

RE: **First Quarter CY 2026 Procurement Report**

The first quarter procurement report includes all activity from January through March 2026 that met one the following criteria:

- New contracts with values of \$100,000 or greater.
- Change orders that resulted in revised contract values in excess of 110% of either the original value or the not-to-exceed contract amount.
- Contracts with extensions or other foreseen changes.

It is a best practice to keep KCHA's governing body informed of all significant procurement activity.

Awarded Contracts Over \$100,000:

KCHA entered into 18 new contracts with an aggregated value of 11.3 million dollars. These 18 contracts accounted for 99% of the contracts that were executed in the quarter.

The largest construction/maintenance contract was for \$2,498,892 awarded to TRS for HVAC services to be managed by the Property Management/maintenance Department.

The largest non-construction contracts were for \$1 million each awarded to GGLO, Innova, Nexus and SHKS for A&E services to be managed by the Capital Construction Department.

Contract Change Orders

KCHA's internal procedures require heightened oversight and review once a contract has incurred change orders valued at more than 10% of the original contract amount. The change order section was divided between change orders issued in response to unforeseen field conditions or expanded project scope, and change orders which were foreseen at the time the initial contract was executed (primarily through contract

extensions on multi-year contracts). The not-to-exceed total for the “foreseen” change order section is the projected total amount of the contract once all the foreseen change orders are completed.

Change Orders Exceeding 10%:

There were 7 condition change orders issued from three departments. Four were from Asset Management, one from Development and two from the Weatherization Department.

Change Orders with Contract Extensions or Other Foreseen Circumstances:

Five were issued, two from Resident Services, one each from Homeless Housing, Property Management/maintenance and the Social Impact Departments.

**KING COUNTY HOUSING AUTHORITY
QUARTERLY PROCUREMENT REPORT
January-March 2026 (First Quarter)**

Awarded Contracts Over \$100,000

| Issuing Department | Issuing Entity | Contract type | Contract Awarded to | Estimate/Budget Amount | Initial Contract Amount | NTE with extensions | Procurement Process | # of bids | Notes |
|----------------------|----------------|---|---------------------|------------------------|-------------------------|---------------------|---------------------|-----------|--|
| Asset Management | KCHA | Ballinger Commons blds C,R,X roof replacement | Allied Roofing | \$299,146 | \$273,000 | \$273,000 | sealed bid | 5 | Contractor has performed many KCHA projects with success. Minority owned business. |
| Asset Management | KCHA | Sandpiper East bld 9 envelope | BCN | \$428,000 | \$312,484 | \$312,484 | sealed bid | 7 | Contractor has performed many KCHA projects with success. |
| Asset Management | KCHA | Bellepark East envelope, blds I-J | Allied Roofing | \$345,386 | \$316,000 | \$316,000 | sealed bid | 6 | Contractor has performed many KCHA projects with success. Minority owned business. |
| Capital Construction | KCHA | Forest Glen A&E services | Sage | \$150,000 | \$124,146 | \$124,146 | RFQ | 7 | Firm has performed several KCHA projects with success. |
| Capital Construction | KCHA | College Place A&E services | Innova | \$150,000 | \$127,003 | \$127,003 | RFQ | 9 | Firm has performed many KCHA projects with success. |
| Capital Construction | KCHA | Northlake House A&E services | Innova | \$159,000 | \$127,624 | \$127,624 | RFQ | 9 | Firm has performed many KCHA projects with success. |
| Capital Construction | KCHA | Briarwood balcony resurfacing | BCN | \$134,889 | \$143,800 | \$143,800 | sealed bid | 2 | Contractor has performed many KCHA projects with success. |
| Capital Construction | KCHA | Westminster Manor A&E services | Sage | \$150,000 | \$151,370 | \$151,370 | RFQ | 7 | Firm has performed several KCHA projects with success. |
| Capital Construction | KCHA | Eastridge House hvac improvements | Lumank | \$424,367 | \$287,750 | \$287,750 | sealed bid | 2 | New contractor for KCHA. Woman minority owned business. |
| Capital Construction | KCHA | pipe video, cleaning & patching | Sewertechs | \$1,000,000 | \$1,000,000 | \$1,000,000 | RFP | 1 | New vendor for KCHA. |
| Capital Construction | KCHA | architectural services, task order | GGLO | \$1,000,000 | \$1,000,000 | \$1,000,000 | RFQ | 9 | Firm has performed many KCHA projects with success. |
| Capital Construction | KCHA | architectural services, task order | Innova | \$1,000,000 | \$1,000,000 | \$1,000,000 | RFQ | 9 | Firm has performed many KCHA projects with success. |
| Capital Construction | KCHA | architectural services, task order | Nexus | \$1,000,000 | \$1,000,000 | \$1,000,000 | RFQ | 9 | Firm has performed many KCHA projects with success. |
| Capital Construction | KCHA | architectural services, task order | SHKS | \$1,000,000 | \$1,000,000 | \$1,000,000 | RFQ | 9 | Firm has performed many KCHA projects with success. |
| Homeless Housing | KCHA | sponsor based supportive housing | Sound | \$449,688 | \$449,688 | \$2,245,000 | sole source | n/a | Agency has been providing this service for 19 years. |
| Homeless Housing | KCHA | student family stability initiative | Neighborhood House | \$868,416 | \$868,416 | \$868,416 | sole source | n/a | Agency has been providing this service for 13 years. |
| Public Housing-maint | KCHA | appliances | GE | \$700,000 | \$700,000 | \$700,000 | cooperative | n/a | Vendor obtained from the State of WA contract with DES. |
| Public Housing-maint | KCHA | HVAC services | TRS | \$2,498,892 | \$2,498,892 | \$2,498,892 | cooperative | n/a | Vendor obtained from the State of WA contract with DES. |
| Total | | | | \$11,748,784 | \$11,380,173 | \$13,176,485 | | | |

Contracts exceeding 10% cumulative change order-Condition Changes

| Issuing Department | Issuing Entity | Contract type | Contract awarded to | Initial Contract Amount/NTE* | Prior Change Orders | Change Orders this Quarter | # of Change Orders this Quarter | Total Contract Value to Date | % of NTE* | Notes (Current Quarter Change Orders) |
|--------------------|---------------------------|---|--------------------------|------------------------------|---------------------|----------------------------|---------------------------------|------------------------------|-----------|---|
| Asset Management | KCHA | Carrington Bld E deck replacement | BCN | \$195,948 | \$16,266 | \$16,062 | 1 | \$228,276 | 16% | Install & paint soffits, new deck covering specs, adding tension ties. |
| Asset Management | New Kirkland Heights LLLP | Kirkland Heights design services, phase III | SMR | \$1,067,729 | \$469,407 | \$14,524 | 1 | \$1,551,660 | 45% | Landmark tree replacement and construction administration. |
| Asset Management | KCHA | Tall Cedars submetering | Advanced Septic Services | \$120,636 | \$0 | \$92,893 | 1 | \$213,529 | 77% | Replace meter boxes damaged; City required reduced pressure backflow assemblies. |
| Asset Management | KCHA | Overlake roof replacement, blds A & C | Allied Roofing | \$495,000 | \$73,720 | \$1,120,072 | 1 | \$1,688,792 | 241% | KCHA opting to pursue the alternate design due to issues with building B original design. |
| Development | New Kirkland Heights LLLP | Kirkland Heights redevelopment | Allied | \$99,069,800 | \$12,357,712 | \$3,144 | 1 | \$111,430,656 | 12% | Sales tax increase revision. |
| Weatherization | KCHA | Si View mechechanical & electrical | Mr. Robinson's Electric | \$297,729 | \$0 | \$37,317 | 1 | \$335,046 | 13% | Equipment specification changes for thermostats and bath fans. |
| Weatherization | KCHA | Brittany Park attic walkways | Energy Savers | \$8,024 | \$0 | \$5,351 | 1 | \$13,375 | 67% | Kickplates required by the City, additional permit costs. |
| Total | | | | \$101,254,866 | \$12,917,105 | \$1,289,363 | 7 | \$115,461,334 | | |

Contracts with contract extensions or other foreseen change orders

| Issuing Department | Issuing entity | Contract type | Contract awarded to | NTE* | Prior Contract Value | Contract Extensions this Quarter | # of Contract Extensions this Quarter | Current Contract Value | % of NTE* | Notes (Current Quarter Change Orders) |
|---------------------------|----------------|--|---------------------|--------------------|----------------------|----------------------------------|---------------------------------------|------------------------|-----------|---|
| Homeless Housing | KCHA | HASP navigation/housing stability services | YWCA | \$1,870,576 | \$1,553,128 | \$317,448 | 1 | \$1,870,576 | 100% | Final one year extension to the contract. |
| Property Management-maint | KCHA | Seola Gardens landscaping | Evergreen | \$128,000 | \$48,000 | \$80,000 | 1 | \$128,000 | 100% | Two year extension to the contract. |
| Resident Services | KCHA | workforce development programs | YWCA | \$1,497,000 | \$863,626 | \$310,241 | 1 | \$1,173,867 | 78% | One year extension to the contract. |
| Resident Services | KCHA | workforce development programs | Neighborhood House | \$678,000 | \$375,830 | \$151,832 | 1 | \$527,662 | 78% | One year extension to the contract. |
| Social Impact | KCHA | child care training and support | Voices of Tomorrow | \$137,328 | \$104,328 | \$33,000 | 1 | \$137,328 | 100% | Final one year extension to the contract. |
| Total | | | | \$4,310,904 | \$2,944,912 | \$892,521 | 5 | \$3,837,433 | | |

*NTE = Not To Exceed

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June 16, 2026

KCHA

IN THE NEWS

FOR THE EXCLUSIVE USE OF ANNEM@KCHA.ORG

From the Puget Sound Business Journal:

<https://www.bizjournals.com/seattle/news/2026/05/31/kirkland-heights-boeing-kcha-expansion.html>

SUBSCRIBER CONTENT:

Commercial Real Estate

Kirkland apartment complex wraps up \$125 million expansion



Kirkland Heights will be home to more than 900 residents following a \$125 million overhaul that added three new buildings and additional floors to existing structures.

KING COUNTY HOUSING AUTHORITY



By [Neetish Basnet](#) – Reporter, Puget Sound Business Journal
May 31, 2026

Listen to this article 5 min

Story Highlights

- King County Housing Authority completed a \$125 million expansion of Kirkland Heights affordable housing complex.
- The project increased the complex from 180 units to 276 units across 27 buildings.
- Kirkland needs 11,690 affordable units by 2044 but had delivered only 829 as of last year.

The King County Housing Authority capped off a yearslong rehabilitation and expansion of Kirkland Heights with a grand opening ceremony Thursday.

A \$125 million construction project added three new buildings and additional floors to existing structures at the affordable housing complex at 13317 NE 133rd St. Following the overhaul, Kirkland Heights now has 276 income-restricted rental units across 27 buildings.

“Creating more homes at more price points is essential to keeping Kirkland an inclusive and livable community,” Neal Black, Kirkland deputy mayor and a KCHA board commissioner, said in an announcement. “Renovation projects that create additional capacity, like Kirkland Heights, help provide a range of housing options that strengthen the long-term stability of our community.”

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The project boosts the affordable housing inventory in an [increasingly costly market](#).

Kirkland's 2019 comprehensive [plan](#) identified a need for 11,690 affordable units by 2044 to meet growth projections and address a severe housing shortage. As of last year, 829 units had been delivered, [according to city data](#).

[Redfin](#) data shows the median home price in Kirkland was \$1.33 million in April.

The average unit in KCHA's Kirkland Heights is priced for households earning about 60% of the area median income, which [works out to roughly](#) \$61,000 annually for a one-person household. Meanwhile, 106 units are subsidized through Section 8 housing vouchers.

The property was originally built in 1970 by International Association of Machinists and Aerospace Workers District 751 to support [Boeing](#) employees. It had 180 units and was then called Aero Kirkland.

During that period of significant market downturn, the aerospace giant was facing a massive financial crisis known as the Boeing bust. The company [laid off](#) tens of thousands of Seattle-area employees between 1969 and 1971. The apartments were a means to help affected Boeing employees, then-union president Jon Holden had told the Business Journal in 2018.

In 2019, IAM District 751 reached [a deal with KCHA to sell its low-income apartment portfolio](#) for \$66 million, which included buildings in Kirkland and Seattle. The Kirkland property fetched \$22.16 million, King County records show.

After the acquisition, KCHA began planning a revamp and expansion of the housing complex. Permits were signed off on in 2022 and construction began in

2023. The public housing agency decided complete the construction in phases to minimize resident displacements.

Related coverage

- [Seattle Social Housing Developer approves \\$60 million acquisition](#)
 - [Bellevue sets 'more ambitious' housing goal after meeting 2027 target early](#)
 - [Construction begins on Amazon-backed affordable housing project in Lower Queen Anne](#)
-

Kirkland Heights will now be home to more than 900 residents, including 250 Lake Washington School District students, according to KCHA.

The apartments sit on a 13.28-acre site across from a former Mormon church, which the city is [eyeing for potential indoor recreation programs](#).

The project also added 19 electric vehicle charging stations, a new community building, outdoor gathering spaces, playgrounds, gardens and other recreational amenities.

A mix of public subsidies, tax-credit financing and local government support funded the project.

Federal low-income housing tax credits, a renewable energy tax credit and tax-exempt bonds offset some of the construction cost. RBC Capital Markets arranged the sale of federal housing tax credits to investor [JPMorgan](#).

Direct public and local housing funding from King County, A Regional Coalition for Housing and KCHA helped fill financing gaps. The city of Kirkland waived \$744,047 in required impact fees for the project.

“Projects like Kirkland Heights are a key part of our plan to address housing affordability across our region,” Kirkland Mayor Kelli Curtis said. “Through partnership and long-term investment, we are making sure that people can live closer to where they work, closer to great schools, and in a place where, together, we can build a strong community now and in the future.”

Allied Construction Associates worked as the general contractor. SMR Architects was the lead designer. Puget Sound Solar was the solar infrastructure provider. Allied Residential will continue as the property operator.

KCHA owns over 150 affordable housing properties comprising over 12,900 units across King County.

For more stories like this one, [sign up for the Business Journal's free morning and afternoon daily newsletters](#) or [download our free app](#).

Shoreline Area

NEWS

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



King County Housing Authority launches Youth Safety & Belonging initiative

TUESDAY, MAY 26, 2026



Ballinger Homes

King County Housing Authority (KCHA) is pleased to announce the launch of the Youth Safety & Belonging Initiative, a strategic partnership to strengthen opportunities for young people ages 14-19 growing up in KCHA communities in Auburn, Kent, and **Shoreline**.

The \$800,000 investment for the first year will implement proven programs that build belonging and community stability for all young people, including those impacted by trauma or other life challenges.

Programs and interventions will focus on positive youth development approaches that prevent violence, foster connection and opportunity, and create safer, more supportive environments where young people can thrive.

The Youth Safety & Belonging Initiative builds on the strong youth programming already in place across multiple KCHA communities.

The initiative is designed to add to existing out-of-school time programs, bringing in additional resources and staff who will build trusting relationships with young people, strengthening the overall support system so more of our youth can thrive.

KCHA received an overwhelming response to this Request for Proposal (RFP) and appreciates the many qualified organizations that applied, which shows just how committed this region is to supporting our youth.

Partnerships

Following a robust application review process, KCHA is announcing new awards and partnerships under the Youth Safety & Belonging Initiative to two community-based organizations: [CHOOSE180](#) and [Northwest Credible Messenger](#).

Their intervention-focused, credible-messenger model meets youth where they are, within housing communities, schools, and community spaces, through proactive outreach, structured group programming, and individualized mentorship.

Grounded in trauma-informed, evidence-based practices, this approach emphasizes relationship-building, accountability, and skill development to reduce conflict, strengthen connections to trusted adults, and support safer community environments.

Northwest Credible Messenger will partner with KCHA to serve youth living at targeted housing communities located in Kent and Auburn.

What People Are Saying

“When we invest in youth well-being, we strengthen the future of our entire community. Shoreline’s partnership with KCHA brings together government, nonprofits, and neighborhoods to meet people where they are, collaborate to create pathways to opportunity, and empower our youth and families to become leaders.” – Betsy Robertson, Mayor of Shoreline

About King County Housing Authority

The King County Housing Authority provides rental assistance and quality, affordable housing to more than 50,000 people across King County. Through innovative programs and partnerships, KCHA supports residents in achieving stability, opportunity, and long-term success.

King County Housing Authority offers new youth programs in Kent, Auburn

Published 3:17 pm Tuesday, May 26, 2026

By Steve Hunter shunter@soundpublishing.com



COURTESY FILE PHOTO, Northwest Credible Messenger

A new King County Housing Authority (KCHA) partnership with Northwest Credible Messenger will bring additional youth development programs to specific communities in Kent and Auburn.

Federal Way-based Northwest Credible Messenger will serve youth living at targeted housing communities located in Kent and Auburn, delivering healing-centered, place-based programming for youth impacted by community violence, according to a May 21 KCHA news release.

Using a peer credible-messenger model, the organization provides proactive outreach, rotating group sessions, voluntary one-on-one mentorship, and restorative supports that foster safety, trust, and connection to caring adults, according to KCHA. This flexible, relationship-driven program is led by staff with lived experience and strong community connections, grounded in healing-centered and evidence-informed practices, and designed to engage youth often disconnected from traditional services while strengthening coordination across KCHA communities.

KCHA announced the launch of the Youth Safety and Belonging Initiative, a strategic partnership to strengthen opportunities for young people ages 14 to 19 growing up in KCHA communities in Auburn, Kent and Shoreline. CHOOSE 180, a community-based organization with over a decade of experience serving system-impacted youth across King County, will partner with a Shoreline community.

The \$800,000 investment for the first year will implement proven programs that build belonging and community stability for all young people, including those impacted by trauma or other life challenges. Programs and interventions will focus on positive youth development approaches that prevent violence, foster connection and opportunity, and create safer, more supportive environments where young people can thrive.

“In Kent, we know that when young people feel safe, supported, and connected, our whole community is stronger,” said Kent Mayor Dana Ralph. “Our partnership with KCHA and our shared support for young people ensures that Kent remains a place where every family can thrive. Stable housing, early intervention, and creating opportunities for youth to feel seen and valued are essential to public safety and can inspire young people to reach their full potential.”

Auburn Mayor Nancy Backus also praised the partnership.

“True safety is more than crime prevention, especially for our South King County youth,” Backus said. “Safety is about looking after each other, developing social and emotional support systems, and building community right here in Auburn and across the region. This new initiative reflects an approach Auburn has embraced for nearly a decade — pairing compassion with accountability and strong community connections to foster belonging, prevent violence, and support our young residents.”

The Youth Safety and Belonging Initiative builds on the strong youth programming already in place across multiple KCHA communities. The initiative is designed to add to existing out-of-school time programs, bringing in additional resources and staff who will build trusting relationships with young people, strengthening the overall support system so more of our youth can thrive.

KCHA received an overwhelming response to this Request for Proposal (RFP) and appreciates the many qualified organizations that applied, which shows just how committed this region is to supporting our youth, according to the housing authority.

“At Northwest Credible Messenger, we believe true youth safety begins with healing, connection, and opportunity,” said Jason J. Clark, director of Northwest Credible Messenger. “The KCHA Youth Safety and Belonging initiative represents an important investment in place-based services and supports that meet young people where they are, honor their lived experiences, and strengthen the communities surrounding them. When we center Healing-Centered Engagement and trust community leadership, we co-create pathways with young people and families to live out their aspirations to the fullest.”

The Tukwila-based King County Housing Authority provides rental assistance and quality, affordable housing to more than 50,000 people across King County. Through innovative programs and partnerships, KCHA supports residents in achieving stability, opportunity and long-term success.

Conner Homes Nears Sellout at Greenbridge Community



NEWS PROVIDED BY

Conner Homes →

Jun 01, 2026, 12:24 ET

BELLEVUE, Wash., June 1, 2026 /PRNewswire/ -- After eight years of building at Greenbridge, Conner Home - one of the few remaining locally owned homebuilders in the Seattle area - is approaching the completion of its final homes within the master-planned community.

[Continue Reading](#)



Located in the White Center area of Seattle and King County, Greenbridge was redeveloped by the King County Housing Authority (KCHA) as a vibrant mixed-income community. Conner Homes was selected to build the market-rate residences in recognition of the company's commitment to KCHA's vision and its longstanding reputation for quality craftsmanship, innovative floor plans, and thoughtfully designed amenities.

Across three distinct neighborhoods, Conner Homes introduced a variety of architectural styles inspired by classic Seattle design, including Craftsman, Tudor, and Dutch Colonial homes. In partnership with a local architect, the homes were designed with distinctive exterior detailing and features such as expansive covered wraparound porches, second-floor outdoor decks, and oversized windows to maximize natural light and livability.

Conner Homes began construction at Greenbridge in 2018 and, within a month, will have sold a total of 218 homes across the company's three neighborhoods:

- **Matera** – An 80-home townhome neighborhood featuring residences ranging from 1,757 to 2,267 square feet.
- **Windrose** – A collection of 31 single-family homes with floor plans up to 2,726 square feet.
- **Altamura** – The final and largest neighborhood, consisting of 107 single-family homes. Since closing its first home in 2019, Altamura has become Greenbridge's most successful neighborhoods and now has only three homes remaining for sale.

"Conner Homes is proud of the role we have played over the past eight years in helping bring the vision for Greenbridge to life," said Erin Fowler, President of Conner Homes. "This was a transformative project for the King County Housing Authority, and we are honored to have provided a wide range of quality homeownership opportunities for Seattle-area buyers."

About Conner Homes

Conner Homes has been designing and building quality homes throughout the Puget Sound region for more than 65 years. As one of the few remaining locally owned homebuilders in the Seattle area, the company is dedicated to creating exceptional neighborhoods and customer experiences. Conner Homes builds both townhomes and single-family homes and currently features seven active communities, with additional communities planned.

For more information about Altamura, visit [**New homes In Seattle/Burien | Altamura By Conner Homes**](#). For more information about Conner Homes, visit [**www.connerhomes.com**](http://www.connerhomes.com). Conner Homes is an Equal Housing Opportunity Builder.

