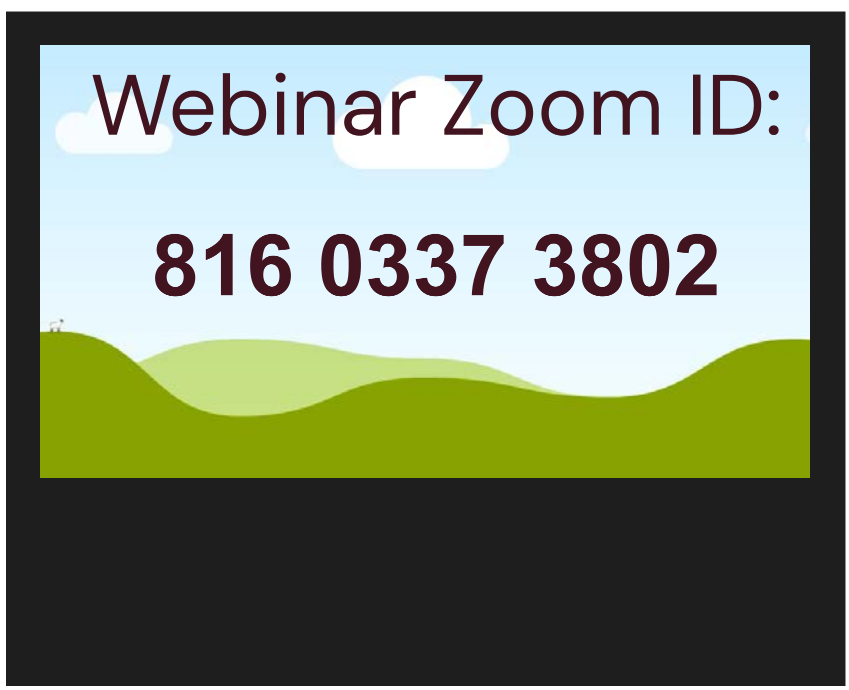
King County Housing Authority

BOARD OF COMMISSIONERS HYBRID MEETING

Monday,
July 20, 2026

3:00pm

700 Andover Park West
Tukwila, WA 98188



King County Housing Authority

HYBRID MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Monday, July 20, 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 **1**
A. Board Meeting Minutes – June 15, 2026

V. Approval of Agenda

VI. Consent Agenda **2**
A. Voucher Certification Reports for May 2026

VII. Resolutions for Discussion
A. Resolution No. 5831 – **3**
Approving Amendments to KCHA's Subsidized Housing Policies to Implement Rental Assistance Demonstration (RAD) Requirements

B. Resolution No. 5832 – Amendment to MTW Plan **4**

VIII. Reports
A. Unit Upgrades/Maintenance **5**

B. Housing Choice Voucher Overview and Update **6**

C. Mid-Year Budget **7**

IX. President/CEO Report

X. Executive Session

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

XI. KCHA in the News 8

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.

TAB NUMBER 1

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

Monday, June 15, 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, June 15, 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), Richard Jackson (Vice-Chair) (via Zoom), Commissioner Neal Black (via Zoom) and Commissioner Tina Keys (via Zoom).

Absent: Commissioner Regina Elmi

III. PUBLIC COMMENT

Cindy Ference gave public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – May 18, 2026

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the May 18, 2026 meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the June 15, 2026, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for April 2026

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 consent agenda.

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)

Chris Clevenger, Housing Initiatives Officer, gave the updates of the RAD program and what has been done since the last time he presented at the Board.

We have a Cohort group that we are focusing on for conversion. We have continued to move forward with our four Cohorts. Our conversion plan is to work through six Cohorts. Some are subsidy only that will only include required repairs. The construction blends will include some level of construction.

RAD Cohort 3

- RAD/Section 18 Blend – Construction Blend
- 5 Properties
    - Case Juanita, Kirkland
    - College Place, Bellevue
    - Forest Glen, Redmond
    - Northlake House, Bothell
    - Westminster Manor, Shoreline
- 265 Units

Questions of Commissioners were answered.

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5829.

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

Robin Walls, President/CEO gave the explanation of why we need this Interlocal Agreement with Philadelphia Housing Authority.

Questions of Commissioners were answered.

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5830.

VIII. BRIEFINGS AND REPORTS

A. Amendment to MTW Plan Briefing

Grace Wood, MTW Program Manager gave an overview of the MTW Amendment.

MTW is a HUD demonstration program that gives housing authorities flexibility to use federal funds as a single block grant and test innovative policies that improve housing outcomes. It allows KCHA to design local solutions, expand housing choice, and operate more efficiently.

The MTW Plan Amendment is a mid-year update when we need to add or modify the activity after the plan has already been approved.

B. First Quarter 2026 Executive Dashboard

Jessica de Barros, VP of Policy and Intergovernmental Affairs, gave the summary of the Executive Dashboard.

C. First Quarter Financial Report

Wendy Teh, Executive VP of Finance summarized the financials for KCHA.

D. First Quarter Procurement Report

Wendy Teh, Executive VP of Finance summarized the Procurement Activity.

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave updates:

- Dan Watson recognized retirements for Wen Xu and Dan Landes.
- Last week was a big event for KCHA – While In School Housing (WISH), in partnership with Highline College, we celebrated graduates in partnership with the Rankin Foundation. There were 15 graduates. These are students who were formally homeless. KCHA provides the vouchers. The graduates talked about the support they have received.
- College Unbound. We have two cohorts and we just saw our first graduate utilize some of their work experience. It has been very well received and we are excited with the success. We will be rolling this out to residents.

X. EXECUTIVE SESSION

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

Chair Lee announced that the Board of Commissioners will go into Executive Session to review the performance of a public employee and will reconvene the meeting at 5:00pm.

4:17pm – Board meeting was suspended.

4:52pm – Board meeting was re-convened.

XI. KCHA in the News

None.

XII. COMMISSIONER COMMENTS

None.

XIII. ADJOURNMENT

Chair Lee adjourned the meeting at 4:54 p.m.

THE HOUSING AUTHORITY OF THE
COUNTY OF KING, WASHINGTON

____
JERRY LEE, Chair
Board of Commissioners

____
ROBIN WALLS
President/CEO and Secretary-Treasurer

TAB NUMBER 2

King County Housing Authority

To: Board of Commissioners

From: Mary Osier, Accounting Manager

Date: July 9, 2026

Re: **VOUCHER CERTIFICATION FOR MAY 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

Mary Osier
Accounting Manager
July 9, 2026

Bank Wires / ACH Withdrawals		7,085,809.65
	Subtotal	***7,085,809.65***
Accounts Payable Vouchers		
Key Bank Checks - #362801-363361		5,667,225.48
Tenant Accounting Checks - #12718-12740		19,990.34
	Subtotal	***5,687,215.82***
Payroll Vouchers		
Checks - #913770255-913770257 & 913815225-913815232 & 913889062-913889069		24,687.68
Direct Deposit		2,921,075.24
	Subtotal	***2,945,762.92***
Section 8 Program Vouchers		
Checks - #664885-665621 & 666252-666253		2,039,713.98
ACH - #670051-672463		21,559,527.05
	Subtotal	***23,599,241.03***
Purchase Card / ACH Withdrawal		437,499.29
	Subtotal	***437,499.29***
	GRAND TOTAL	***$ 39,755,528.71***

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	05/06/2026	$ 3,263.53	AP	
Hampton Greens	05/06/2026	$ 29,771.47	AP	
Kendall Ridge	05/06/2026	$ 72,607.65	AP	
Landmark	05/06/2026	$ 6,490.95	AP	
Riverstone	05/06/2026	$ 8,285.93	AP	
Salmon Creek Housing	05/06/2026	$ 8,681.11	Salmon Creek Bond Int and Fee	
Woodside East	05/06/2026	$ 2,409.16	AP	
Argyle	05/06/2026	$ 50,589.50	AP - Security	
Ballinger Commons	05/06/2026	$ 150,965.06	AP - Security	
Brier Woods	05/06/2026	$ 54,297.88	AP - Security	
Emerson	05/06/2026	$ 170,390.24	AP - Security	
Gilman Square	05/06/2026	$ 40,689.29	AP - Security	
Meadowbrook	05/06/2026	$ 44,386.16	AP - Security	
Surrey Downs	05/06/2026	$ 61,275.20	AP - Security	
Villages at South	05/06/2026	$ 63,431.57	AP - Security	
Alpine Ridge	05/07/2026	$ 14,356.64	AP + PAYROLL	
Arbor Heights	05/07/2026	$ 24,995.61	AP + PAYROLL	
Aspen Ridge	05/07/2026	$ 22,678.96	AP + PAYROLL	
Asset Management Reserve Account	05/07/2026	$ 10,000.00	Monthly Fund for Woodland	
Auburn Square	05/07/2026	$ 75,388.29	AP + PAYROLL	
Carriage House	05/07/2026	$ 32,979.85	AP + PAYROLL	
Carrington	05/07/2026	$ 21,994.10	AP + PAYROLL	
Cascadian	05/07/2026	$ 23,452.36	AP + PAYROLL	
Colonial Gardens	05/07/2026	$ 16,875.30	AP + PAYROLL	
Cottonwood	05/07/2026	$ 13,234.16	AP + PAYROLL	
Cove East	05/07/2026	$ 30,599.28	AP + PAYROLL	
Eastbridge	05/07/2026	$ 64,068.35	AP + PAYROLL	

	Fairwood	05/07/2026	$	28,064.94	AP + PAYROLL	
	Haven	05/07/2026	$	45,543.76	AP + PAYROLL	
	Henry House	05/07/2026	$	8,946.84	AP + PAYROLL	
	Heritage Park	05/07/2026	$	13,661.58	AP + PAYROLL	
	Highlander House	05/07/2026	$	2,812.33	AP + PAYROLL	
	Juanita View	05/07/2026	$	16,027.29	AP + PAYROLL	
	Laurelwood	05/07/2026	$	20,600.56	AP + PAYROLL	
	Meadows	05/07/2026	$	15,041.98	AP + PAYROLL	
	Newporter	05/07/2026	$	14,733.13	AP + PAYROLL	
	Nia	05/07/2026	$	46,780.72	AP + PAYROLL	
	Overlake	05/07/2026	$	40,694.96	AP + PAYROLL	
	Parkwood	05/07/2026	$	14,227.43	AP + PAYROLL	
	Pinewood Village	05/07/2026	$	11,395.93	AP + PAYROLL	
	Plum Court	05/07/2026	$	28,898.16	AP + PAYROLL	
	Rainier View I	05/07/2026	$	27,191.13	AP	
	Rainier View Ii	05/07/2026	$	11,325.98	AP	
	Salish Place	05/07/2026	$	21,527.61	AP + PAYROLL	
	Salmon Creek Housing	05/07/2026	$	59,295.99	AP + PAYROLL	
	Sandpiper East	05/07/2026	$	29,040.80	AP + PAYROLL	
	Seola Crossing	05/07/2026	$	43,924.69	AP + PAYROLL	
	Seola Crossing	05/07/2026	$	42,995.31	AP + PAYROLL	
	Si View	05/07/2026	$	7,914.42	AP	
	Southwood Square	05/07/2026	$	8,500.16	AP + PAYROLL	
	Sterling Ridge	05/07/2026	$	21,729.40	AP + PAYROLL	
	Timberwood	05/07/2026	$	24,785.90	AP + PAYROLL	
	Vashon Terrace	05/07/2026	$	1,871.92	AP	
	Walnut Park	05/07/2026	$	15,645.43	AP + PAYROLL	
	Windsor Heights	05/07/2026	$	52,550.55	AP + PAYROLL	
	Woodridge Park	05/07/2026	$	23,382.18	AP + PAYROLL	
	Argyle	05/07/2026	$	16,901.85	AP + Management Fee - Indigo	
	Ballinger Commons	05/07/2026	$	45,252.71	AP + Management Fee - Indigo	
	Brier Woods	05/07/2026	$	16,287.67	AP + Management Fee - Indigo	
	Emerson	05/07/2026	$	24,111.29	AP + Management Fee - Indigo	
	Gilman Square	05/07/2026	$	16,299.00	AP + Management Fee - Indigo	
	Meadowbrook	05/07/2026	$	13,493.08	AP + Management Fee - Indigo	
	Surrey Downs	05/07/2026	$	15,352.78	AP + Management Fee - Indigo	
	Villages at South	05/07/2026	$	18,527.01	AP + Management Fee - Indigo	
	Bellepark	05/13/2026	$	77,709.56	AP + PAYROLL	
	Hampton Greens	05/13/2026	$	193,358.01	AP + PAYROLL	

	Kendall Ridge	05/13/2026	$ 82,324.05	AP + PAYROLL	
	Landmark	05/13/2026	$ 111,113.18	AP + PAYROLL	
	Riverstone	05/13/2026	$ 61,915.71	AP + PAYROLL	
	Woodside East	05/13/2026	$ 115,901.80	AP + PAYROLL	
	Alpine Ridge	05/14/2026	$ 5,867.62	AP	
	Arbor Heights	05/14/2026	$ 37,930.80	AP	
	Aspen Ridge	05/14/2026	$ 15,431.84	AP	
	Auburn Square	05/14/2026	$ 10,961.59	AP	
	Carriage House	05/14/2026	$ 21,500.70	AP	
	Carrington	05/14/2026	$ 4,253.91	AP	
	Cascadian	05/14/2026	$ 65,442.24	AP	
	Colonial Gardens	05/14/2026	$ 8,683.42	AP	
	Fairwood	05/14/2026	$ 18,096.33	AP	
	Haven	05/14/2026	$ 46,277.57	AP	
	Heritage Park	05/14/2026	$ 11,050.14	AP	
	Highlander House	05/14/2026	$ 981.50	AP	
	Laurelwood	05/14/2026	$ 7,930.21	AP	
	Meadows	05/14/2026	$ 12,996.49	AP	
	Newporter	05/14/2026	$ 9,239.20	AP	
	Overlake	05/14/2026	$ 32,851.04	AP	
	Parkwood	05/14/2026	$ 18,837.01	AP	
	Pinewood Village	05/14/2026	$ 11,153.22	AP	
	Plum Court	05/14/2026	$ 6,159.89	AP	
	Rainier View I	05/14/2026	$ 1,993.21	AP	
	Rainier View Ii	05/14/2026	$ 1,509.59	AP	
	Salish Place	05/14/2026	$ 6,380.23	AP	
	Sandpiper East	05/14/2026	$ 41,875.81	AP	
	Si View	05/14/2026	$ 680.45	AP	
	Southwood Square	05/14/2026	$ 15,210.97	AP	
	Sterling Ridge	05/14/2026	$ 23,271.17	AP	
	Tall Cedars	05/14/2026	$ 17,116.42	AP	
	Timberwood	05/14/2026	$ 17,997.27	AP	
	Vashon Terrace	05/14/2026	$ 3,270.97	AP	
	Walnut Park	05/14/2026	$ 46,344.68	AP	
	Windsor Heights	05/14/2026	$ 35,878.49	AP	
	Woodridge Park	05/14/2026	$ 49,231.04	AP	
	Bellepark	05/20/2026	$ 2,550.52	AP	
	Hampton Greens	05/20/2026	$ 125,974.30	AP	
	Kendall Ridge	05/20/2026	$ 16,785.41	AP	

	Landmark	05/20/2026	$	56,804.05	AP	
	Riverstone	05/20/2026	$	18,904.28	AP	
	Woodside East	05/20/2026	$	23,078.86	AP	
	Argyle	05/20/2026	$	57,725.06	AP + PAYROLL - Security	
	Ballinger Commons	05/20/2026	$	376,695.94	AP + PAYROLL - Security	
	Brier Woods	05/20/2026	$	55,072.68	AP + PAYROLL - Security	
	Emerson	05/20/2026	$	121,215.70	AP + PAYROLL - Security	
	Gilman Square	05/20/2026	$	89,344.41	AP + PAYROLL - Security	
	Meadowbrook	05/20/2026	$	92,672.10	AP + PAYROLL - Security	
	Surrey Downs	05/20/2026	$	78,585.47	AP + PAYROLL - Security	
	Villages at South	05/20/2026	$	71,293.09	AP + PAYROLL - Security	
	Alpine Ridge	05/21/2026	$	11,358.09	AP + PAYROLL	
	Arbor Heights	05/21/2026	$	27,300.55	AP + PAYROLL	
	Aspen Ridge	05/21/2026	$	7,056.55	AP + PAYROLL	
	Auburn Square	05/21/2026	$	64,843.86	AP + PAYROLL	
	Carriage House	05/21/2026	$	35,914.75	AP + PAYROLL	
	Carrington	05/21/2026	$	19,476.01	AP + PAYROLL	
	Cascadian	05/21/2026	$	35,885.68	AP + PAYROLL	
	Colonial Gardens	05/21/2026	$	18,666.74	AP + PAYROLL	
	Cottonwood	05/21/2026	$	26,234.62	AP + PAYROLL + OCR	
	Cove East	05/21/2026	$	76,872.71	AP + PAYROLL + OCR	
	Eastbridge	05/21/2026	$	46,851.46	AP + PAYROLL + OCR	
	Fairwood	05/21/2026	$	32,398.78	AP + PAYROLL	
	Haven	05/21/2026	$	33,941.32	AP + PAYROLL	
	Henry House	05/21/2026	$	16,868.34	AP + PAYROLL + OCR	
	Heritage Park	05/21/2026	$	14,975.58	AP + PAYROLL	
	Highlander House	05/21/2026	$	4,294.04	AP + PAYROLL	
	Juanita View	05/21/2026	$	45,891.36	AP + PAYROLL	
	Laurelwood	05/21/2026	$	16,090.26	AP + PAYROLL	
	Meadows	05/21/2026	$	19,564.50	AP + PAYROLL	
	Newporter	05/21/2026	$	20,872.36	AP + PAYROLL	
	Nia	05/21/2026	$	42,863.61	AP + PAYROLL + OCR	
	Overlake	05/21/2026	$	53,323.58	AP + PAYROLL	
	Parkwood	05/21/2026	$	12,330.35	AP + PAYROLL	
	Pinewood Village	05/21/2026	$	15,897.12	AP + PAYROLL	
	Plum Court	05/21/2026	$	13,361.16	AP + PAYROLL	
	Rainier View I	05/21/2026	$	24,640.33	AP	
	Rainier View Ii	05/21/2026	$	10,337.81	AP	
	Salish Place	05/21/2026	$	36,089.87	AP + PAYROLL	

	Salmon Creek Housing	05/21/2026	$ 77,164.33	AP + PAYROLL + OCR	
	Sandpiper East	05/21/2026	$ 26,486.80	AP + PAYROLL	
	Seola Crossing	05/21/2026	$ 55,733.30	AP + PAYROLL + OCR	
	Seola Crossing	05/21/2026	$ 30,495.63	AP + PAYROLL + OCR	
	Si View	05/21/2026	$ 9,565.26	AP	
	Southwood Square	05/21/2026	$ 26,483.94	AP + PAYROLL	
	Sterling Ridge	05/21/2026	$ 35,645.22	AP + PAYROLL	
	Argyle	05/21/2026	$ 12,516.86	AP + PAYROLL - Indigo	
	Ballinger Commons	05/21/2026	$ 2,521.95	AP + PAYROLL - Indigo	
	Brier Woods	05/21/2026	$ 9,213.16	AP + PAYROLL - Indigo	
	Emerson	05/21/2026	$ 18,291.54	AP + PAYROLL - Indigo	
	Gilman Square	05/21/2026	$ 696.30	AP - Indigo	
	Meadowbrook	05/21/2026	$ 686.14	AP - Indigo	
	Surrey Downs	05/21/2026	$ 677.96	AP - Indigo	
	Villages at South	05/21/2026	$ 5,733.50	AP + PAYROLL - Indigo	
	Timberwood	05/21/2026	$ 80,039.75	AP + PAYROLL	
	Vashon Terrace	05/21/2026	$ 1,071.24	AP	
	Walnut Park	05/21/2026	$ 18,603.35	AP + PAYROLL	
	Windsor Heights	05/21/2026	$ 62,434.15	AP + PAYROLL	
	Woodridge Park	05/21/2026	$ 27,812.35	AP + PAYROLL	
	Bellepark	05/27/2026	$ 16,611.71	AP + PAYROLL	
	Hampton Greens	05/27/2026	$ 36,591.71	AP + PAYROLL	
	Kendall Ridge	05/27/2026	$ 31,554.65	AP + PAYROLL	
	Landmark	05/27/2026	$ 24,518.09	AP + PAYROLL	
	Riverstone	05/27/2026	$ 53,313.97	AP + PAYROLL	
	Tall Cedars	05/27/2026	$ 14,572.80	AP	
	Woodside East	05/27/2026	$ 26,177.27	AP + PAYROLL	
	Alpine Ridge	05/28/2026	$ 6,637.51	AP + Management Fee + OCR	
	Arbor Heights	05/28/2026	$ 15,452.29	AP + Management Fee + OCR	
	Aspen Ridge	05/28/2026	$ 56,719.80	AP + Management Fee + OCR	
	Auburn Square	05/28/2026	$ 45,248.32	AP + Management Fee + OCR	
	Carriage House	05/28/2026	$ 28,651.66	AP + Management Fee + OCR	
	Carrington	05/28/2026	$ 17,340.72	AP + Management Fee + OCR	
	Cascadian	05/28/2026	$ 13,057.20	AP + Management Fee + OCR	
	Colonial Gardens	05/28/2026	$ 8,425.29	AP + Management Fee + OCR	
	Fairwood	05/28/2026	$ 56,707.25	AP + Management Fee + OCR	
	Haven	05/28/2026	$ 16,706.68	AP + Management Fee + OCR	
	Heritage Park	05/28/2026	$ 6,996.81	AP + Management Fee + OCR	
	Highlander House	05/28/2026	$ 3,005.28	AP + Management Fee + OCR	

	Laurelwood	05/28/2026	$	11,769.45	AP + Management Fee + OCR	
	Meadows	05/28/2026	$	15,618.00	AP + Management Fee + OCR	
	Newporter	05/28/2026	$	56,895.80	AP + Management Fee + OCR	
	Overlake	05/28/2026	$	45,561.37	AP + Management Fee + OCR	
	Parkwood	05/28/2026	$	7,405.84	AP + Management Fee + OCR	
	Pinewood Village	05/28/2026	$	9,867.03	AP + Management Fee + OCR	
	Plum Court	05/28/2026	$	6,039.55	AP + Management Fee + OCR	
	Salish Place	05/28/2026	$	39,976.14	AP + Management Fee + OCR	
	Sandpiper East	05/28/2026	$	104,920.80	AP + Management Fee + OCR	
	Southwood Square	05/28/2026	$	9,770.64	AP + Management Fee + OCR	
	Sterling Ridge	05/28/2026	$	18,761.63	AP + Management Fee + OCR	
	Timberwood	05/28/2026	$	13,478.50	AP + Management Fee + OCR	
	Walnut Park	05/28/2026	$	10,722.92	AP + Management Fee + OCR	
	Windsor Heights	05/28/2026	$	25,596.20	AP + Management Fee + OCR	
	Woodridge Park	05/28/2026	$	19,755.67	AP + Management Fee + OCR	
			$	6,579,425.94		

TAB NUMBER 3

To: Board of Commissioners

From: Andria Lazaga, Vice President, Compliance & Policy

Date: July 19, 2026

Re: **Resolution No. 5831**: **APPROVING AMENDMENTS TO KCHA'S SUBSIDIZED HOUSING POLICIES TO IMPLEMENT RENTAL ASSISTANCE DEMONSTRATION (RAD) REQUIREMENTS**

Summary of Proposed Policy Changes

Resolution No. 5831 proposes changes to its Project-based Administrative Plan, Tenant-based Administrative Plan, and Admissions and Continued Occupancy Policy (collectively "Subsidized Housing Polices"). These changes serve to incorporate requirements necessary to implement subsidy conversion through HUD's Rental Assistance Demonstration program. Key changes are described below.

Project-Based Administrative Plan

Section 11: Housing Assistance Payments (HAP) Contracts

- Allows initial PBV HAP contract terms of up to 40 years, consistent with RAD requirements and KCHA's MTW authority. (11-3)
- Clarifies mandatory contract renewal provisions for RAD-assisted units. (11-6)
- Clarifies restrictions on reducing the number of assisted units and HUD approval requirements for any reduction in assisted unit count. (11-4, 11-5)
- Establishes procedures for floating assistance among comparable units in mixed-income developments that are not 100 percent subsidized. (11-5)

Section 12: Contract Rents

- Clarifies the applicability of KCHA's MTW-authorized payment standard and utility allowance policies to RAD-assisted units where contract rents are established under RAD requirements. (12-1)
- Incorporates annual contract rent adjustment requirements through HUD's Operating Cost Adjustment Factor (OCAF) following initial rent setting. (12-4)

Section 13: Tenant Application and Admission Provisions

For households residing in a property at the time of RAD conversion:

- Confirms that existing residents will not be rescreened upon conversion. (13-12)

- Preserves resident rent obligations at conversion, with any required rent adjustments occurring through the regular recertification process. (13-11)
- Incorporates KCHA's previously approved MTW policy phasing in any resident rent increase resulting solely from RAD conversion over a period of up to three years. (13-2)
- Affirms residents' right to return following any temporary relocation required to facilitate rehabilitation or redevelopment activities. (13-2)

Section 21: Leasing and Tenancy

- Authorizes vacancy payments for owner-managed PBV units when permitted by HUD regulations. (21-4)

Sections 23 and 24: Termination and Grievance Procedures

- Incorporates additional notification requirements applicable to RAD-assisted households, aligning PBV procedures more closely with existing public housing resident protections. (23-6)
- Incorporates additional review and hearing requirements applicable to RAD-assisted households. (24-6)

Appendix G: Transfer Policy

- Incorporates RAD Choice Mobility requirements, allowing eligible households residing in RAD PBV units (and Legacy PBV units) to request tenant-based voucher assistance after the required occupancy period. If necessary, at least 75 percent of vouchers issued to new participants will be available to support Choice Mobility requests. (31-8, 31-9)
- Establishes protections for households that are over-housed at the time of conversion when an appropriately sized unit is not available. (31-10)

Tenant-Based Administrative Plan and Admissions and Continued Occupancy Policy (ACOP)

- Incorporates corresponding revisions to the Transfer Policy and Choice Mobility provisions to ensure consistency among all KCHA subsidized housing policy documents.

Other Administrative Revisions

Additional minor revisions are proposed throughout the Project-Based Administrative Plan, Tenant-Based Administrative Plan, and ACOP to:

- Clarify the applicability of existing policies to RAD-assisted units.
- Improve consistency between related policy provisions.
- Reflect current HUD terminology and regulatory requirements.

- Correct formatting, typographical, cross-reference, and notational issues that do not alter policy intent.

Administrative Authority for Future Technical Revisions

The resolution also authorizes the President/CEO, or their designee, to approve future non-substantive revisions to its subsidized housing policy documents when such revisions:

- Clarify existing Board-approved policies;
- Ensure compliance with federal requirements or HUD directives, including routine updates such as income limits and flat rents; or
- Do not materially alter Board-approved policies, programs, resident rights, or program eligibility requirements.

Summary

Approval of Resolution No. 5831 will authorize the policy revisions necessary to implement RAD conversions approved by both the Board and HUD, ensure compliance with federal RAD requirements, preserve resident protections, and support KCHA's ongoing transition of properties from the Public Housing program to long-term Project-Based Voucher assistance. The proposed policy updates establish the administrative framework necessary to implement RAD conversions while maintaining continuity of assistance and protections for affected residents.

Staff recommends approval of the Resolution as attached.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

RESOLUTION NO. 5831

APPROVING AMENDMENTS TO KCHA'S SUBSIDIZED HOUSING POLICIES TO IMPLEMENT RENTAL ASSISTANCE DEMONSTRATION (RAD) REQUIREMENTS

WHEREAS, on May 19, 2025, the Board of Commissioners adopted Resolution No. 5793 authorizing the Housing Authority of the County of King ("KCHA") to submit a Rental Assistance Demonstration ("RAD") Portfolio Award application to the U.S. Department of Housing and Urban Development ("HUD") to preserve authority to convert up to all KCHA public housing units to Section 8 Project-Based Voucher ("PBV") assistance; and

WHEREAS, HUD approved KCHA's RAD Portfolio Award application, thereby reserving authority for future RAD conversions; and

WHEREAS, the Board of Commissioners has subsequently authorized the submission of RAD conversion applications for certain KCHA properties; and

WHEREAS, KCHA administers its subsidized housing programs through its Project-Based Administrative Plan, Tenant-Based Administrative Plan, and Admissions and Continued Occupancy Policy ("ACOP") (collectively, the "Subsidized Housing Policies"); and

WHEREAS, KCHA administers its housing programs pursuant to applicable federal requirements and its authority under the Moving to Work ("MTW") program; and

WHEREAS, staff reviewed applicable RAD statutory, regulatory, and HUD notice requirements and identified amendments necessary to align KCHA's Subsidized Housing Policies with RAD requirements, preserve resident protections, and clarify the applicability of KCHA policies to RAD-assisted units; and

WHEREAS, adoption of the proposed amendments will facilitate the implementation of RAD conversions as authorized by the Board and approved by HUD;

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

Section 1. Approval of Policy Amendments

The amendments to the Project-Based Administrative Plan, Tenant-Based Administrative Plan, and Admissions and Continued Occupancy Policy presented to the Board and attached hereto are hereby approved and adopted, effective immediately or as otherwise required by applicable law or HUD approval.

Section 2. Administrative Authority

The President/Chief Executive Officer, or designee, is authorized to approve future revisions to the Subsidized Housing Policies when such revisions:

- Clarify existing Board-approved policies;
- Are necessary to ensure compliance with federal, state, or local laws, regulations, HUD notices, or other governmental requirements, including routine updates such as income limits, flat rents, payment standards, utility allowances, and similar administrative adjustments; or
- Do not materially alter Board-approved policies, resident rights, program eligibility requirements, or housing assistance programs.

Section 3. Implementation Authority

The President/Chief Executive Officer, or designee, is authorized to take all actions and execute all documents necessary or appropriate to implement this Resolution and the approved policy amendments.

ADOPTED AT A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 20th DAY OF JULY, 2026.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

____

JERRY LEE, Chair
Board of Commissioners

____

ROBIN WALLS
Secretary-Treasurer and CEO

King County Housing Authority

Resolution 5831: Approving Amendments to KCHA's Subsidized Housing Policies to Implement RAD Requirements

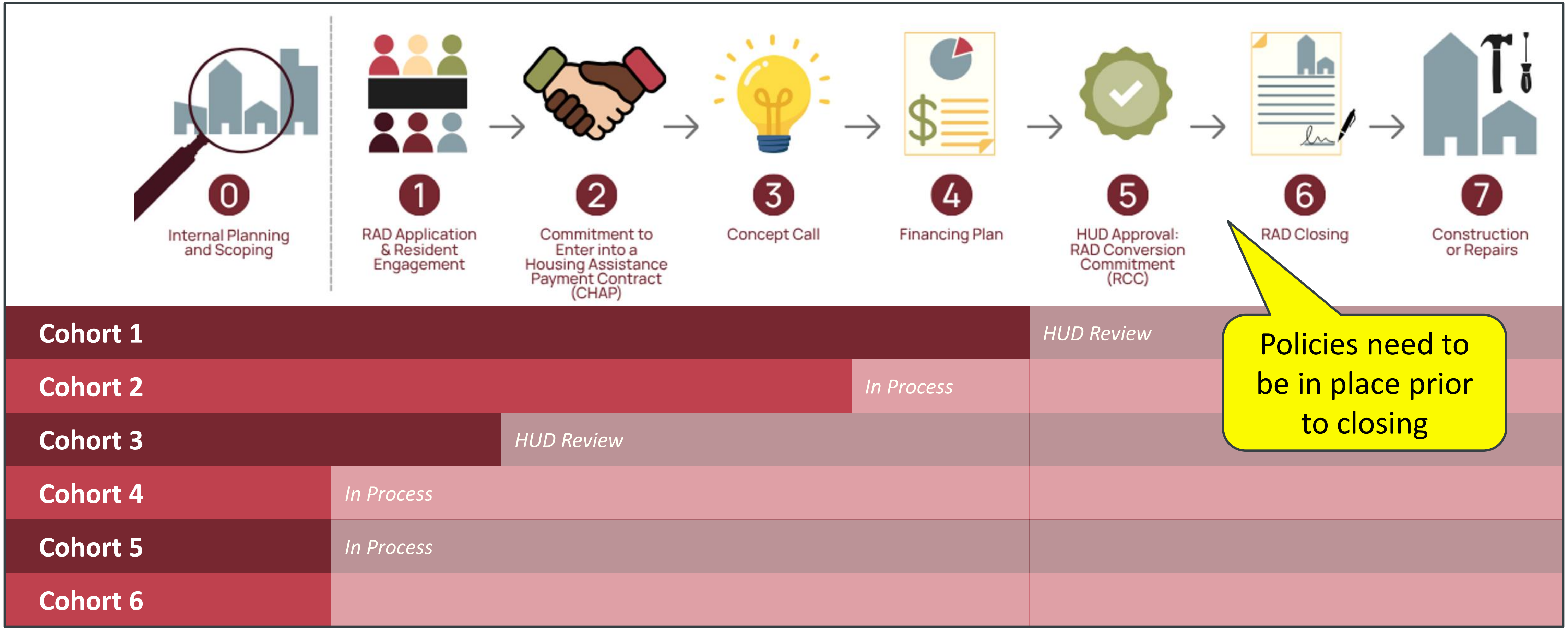
KCHA Board of Commissioners
July 19, 2026

Rental Assistance Demonstration (RAD)

Transitioning public housing units the Section 8 (Project-based Voucher) subsidy through HUD's Rental Assistance Demonstration (RAD) program.

Policy Changes are Necessary for RAD Conversion

KCHA plans to convert 100% of our public housing units to the **Section 8** program through HUD's Rental Assistance Demonstration (RAD) program in phases.



RAD Policy Changes - Resolution No. 5831

- **Purpose**: adopt policy changes needed to implement RAD conversions, align with federal requirements, and preserve resident protections.

- **Applicability**:
  - Apply to units converted from Public Housing to Project-based Voucher subsidy through RAD*
  - Some policies only apply to existing tenants at the time of conversion. Others are ongoing.

\"Also applies to "Legacy Non-RAD PBV Units" which are existing Project-based Voucher-subsidized units in a project at the time of RAD conversion.

Approach

Consistency Across Programs: KCHA seeks to align policies across housing programs when feasible.

MTW

Strategic Use of MTW Authority: Where appropriate, KCHA is leveraging its MTW authority to support policy alignment and operational flexibility (indicated by MTW).

Primary Plan Updates: Most proposed changes are contained in the Project-based Administrative Plan.

Related Updates: Corresponding revisions to the Tenant-based Administrative Plan and Admissions and Continued Occupancy Policy are included where applicable.

Tenant Protections – Time of Conversion

ELIGIBILITY & RENT CONTINUITY

- No rescreening (continuously eligible)
- Rent continuity; adjusted at next certification
- Rent increases due solely to the RAD conversion, if any, phased in over up to three years [MTW]

RELOCATION & UNIT CHANGES

- Guaranteed right to return to assisted property
- “Over-housed” households have additional rights to remain until an appropriately-sized unit becomes available at the property

Tenant Protections – Ongoing

TERMINATION NOTICE

- Termination notification provisions to better retain existing public housing rights.
- No change to KCHA practices as a landlord.

GRIEVANCE PROCESS

- Grievance review and hearing provisions to better retain existing public housing protections.

Tenant Opportunities

"MOBILITY VOUCHERS"

- After the initial year of tenancy, residents of RAD PBV units are eligible to request a Tenant-based Housing Choice Voucher.
- From KCHA's regular voucher pool (no additional HUD resources)
  - KCHA shall make at least 75% of regular vouchers issued for new participants available for this purpose, if needed.

PRESERVE PBV PARTICIPATION

- Families whose income increases enough to eliminate the subsidy do not lose eligibility for future assistance. If circumstances change, subsidy payments may resume. MTW

HAP Contract Changes

CONTRACT TERMS

Housing Assistance Payment (HAP) Contract outlines the terms between KCHA as the Subsidy Provider and the Owner.

- Up to 40-year initial term MTW
- Mandatory renewal
- HUD approval required for assisted unit reductions
- Floating assistance in comparable mixed-income units*

CONTRACT RENTS

Contract Rents are the total monthly rent to the owner (HAP + tenant portion).

- HUD sets initial contract rents
- Contract rent cap adjusted annually by a HUD-designated inflation factor (Operating Cost Adjustment Factor, or OCAF)
- KCHA may provide payments to vacant units under limited circumstances

Additional Provisions

ADMINISTRATIVE REVISIONS

Additional minor revisions are proposed throughout:

- Clarify the applicability of existing policies to RAD-assisted units.
- Improve consistency between related policy provisions.
- Reflect current HUD terminology and regulatory requirements.
- Correct formatting, typographical, cross-reference, and notational issues that do not alter policy intent.

ADMINISTRATIVE AUTHORITY

KCHA's CEO, or their designee, may approve future non-substantive revisions to subsidized housing policy documents when such revisions:

- Clarify existing Board-approved policies;
- Ensure compliance with federal requirements or HUD directives, including routine updates such as income limits and flat rents; or
- Do not materially alter Board-approved policies, programs, resident rights, or program eligibility requirements.

Key Highlights

Significant Policy Changes

- Mobility Vouchers
- HUD determines contract rents
- Mandatory contract renewal

Additional Resident Rights

- Retain eligibility at conversion
- Right to return

Staff recommends approval of Resolution 5831

For purposes of qualifying for low-income housing, it does not include a person where disability is based solely on any drug or alcohol dependence.

Preponderance of the Evidence: Evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not.

Principle Income Recipient: That member of the Family who has the greatest amount of income. In the case of two (2) members of the Family with the same amount of income the Principle Income Recipient shall be the member of the Family who has the most responsibility, in the following order: Head of Household, Spouse, adult dependents, children in order of age.

Rental Assistance Demonstration (RAD): A HUD program that allows properties in the Public Housing program to transition to Section 8 subsidy.

Reasonable Accommodation: A change in Housing Authority policy, procedure or unit structure that allows a disabled individual with an opportunity to access, use and occupy the Public Housing premises in a manner equal to that of a non-disabled individual.

Recertification[9]: The re-examination of a household's income, expenses, and family composition to determine the family's continued eligibility for program participation and to calculate the family's share of rent. As described elsewhere in this ACOP, recertification is completed at least once every three (3) years for **Fixed Income-EASY Rent** households (see definition) and biennially (every 2 years) for **WIN Rent households** (see definition) or when necessary to meet obligations of layered funding resources such as the Low Income Housing Tax Credit (LIHTC) program.

Remaining Member of Tenant Family: A member of the Family listed on the Lease who continues to live in the dwelling unit after all of the Family Members have left.

If the person is named on the lease but did not sign it, it will be the sole determination of the Housing Authority whether to enter into a new lease with that person. Among other factors, the person's suitability for tenancy and his or her ability to uphold a lease will be considered.

In accordance with the Authority's Occupancy Standard, the remaining member may be required to transfer to an appropriate sized dwelling unit or type of project.

[9] Approved MTW – FY 2010 – Easy and Win Rent programs

- **Over-housed units** – a family who resides in a unit larger (i.e. contains more bedrooms) than would be assigned according to Occupancy Standards established by the Housing Authority is considered over-housed.

Review of family composition will be completed at the time of each household's Annual Update (or Lease renewal date or other Re-certification schedule). Residents will be placed on the transfer list as of the date of their review and selected for transfers within the following guidelines:

- "Over-housed" families will be prioritized for transfer over those qualifying as "Under-housed" as listed in Section VI (Order of Selection)of this policy.

- Transfers completed in this category will be limited to a maximum of 4 per month.

Category 5: Incentive transfers. These transfers are approved in order to offer incentives to families willing to help meet certain Housing Authority occupancy goals when:

- the transfer of a family is necessary as part of the Authority's Deconcentration Plan as described in Section 6 (Tenant Selection and Assignment) of the ACOP; or,

Residents approved for transfer under Category 5 will not be provided the opportunity to transfer to another housing program.

Category RAD Mobility: Mobility Transfers. These transfers are only available for tenants who currently live in a former Public Housing property that was converted to Project-based Section 8 via the HUD Rental Assistance Demonstration (RAD) program. It allows the tenant to move from the property using a Tenant-based voucher.

A. This option is only available to tenants who have lived in the RAD unit for 12 months or more.

B. The number of vouchers issued in this category will be limited to no more than three-quarters of the turnover vouchers issued in a given year.

C. The number of turnover vouchers consists only of vouchers which are pulled from KCHA's general voucher waiting lists. Special purpose vouchers, such as VASH and FUP, are not considered when calculating the cap.

D. When the number of requests for mobility transfers exceeds the cap, names will be held on a transfer list in the order they were received. Tenants will be offered vouchers as they come available.

VI. ORDER OF SELECTION

Transfers will be sorted by the above categories and within each category where applicable by date and time of the approved transfer request. Households will be selected and offered a transfer according to the following:

A. Transfers in categories 1, 2 and 3 (Emergency, Immediate and Administrative transfers) will be housed ahead of any other families, including those on the applicant waiting list. Emergency transfers (category 1) will be housed ahead of transfers in category 2. Immediate transfers (category 2) will be housed ahead of those in Category 3.

B. Occupancy-related transfers (category 4) will be housed after transfers in categories 1-3. "Over-housed" families will be prioritized within Category 4 and pulled from the transfer list at a ratio of 3 for every 1 transfer of those who qualify as "Under-housed". Transfers completed in this category will be limited to a maximum of 4 per month, unless otherwise determined necessary by the Housing Authority in order to meet specific program goals or approved by the Executive Director or designee.

C. Incentive Transfers (Category 5) will have the lowest priority and will be housed only after needs in Categories 1,2, 3 and 4 have been addressed and only when the transfer meets the Occupancy and Administrative needs of KCHA.

Units will not be held open for availability to particular transfer group if no elibible household is approved for transfer within such group.

Exceptions may be made to the order of selection when approved by the Executive Director in cases of documented urgent need.

D. **RAD Mobility Transfers** will be conducted only when issuing non-special purpose tenant-based vouchers from the waitlist. These transfers will not be dependent on the order of selection for categories 1 through 5. Vouchers will be offered in order of the date and time of the approved transfer request.

VII. INABILITY TO LOCATE AN APPROPRIATE HOUSING RESOURCE

This policy is designed to give KCHA additional options for accommodating the needs of its clients in light of the limited housing resources available. In limited circumstances, resulting from the urgency of the request or type of unit needed, it may not be possible to identify an appropriate housing resource within KCHA's subsidized unit inventory. In such instances, KCHA reserves the right to offer a resident a transfer to the Section 8 Housing Choice Voucher (HCV) program.

Availability of the use of the HCV program in this manner is not intended to provide a right to any resident to obtain a Housing Voucher upon approval of a transfer request. Any decision to utilize the Section 8 Housing Voucher program as an alternate housing resource will be made at the sole discretion of the Housing Authority's Executive Director (or designee) after careful consideration of the facts and documentation received, including the impact upon HCV resources and competing program needs. Documentation supporting KCHA's determination will be maintained in the resident's file.

A family approved to transfer to the Section 8 Housing Voucher program to permit a move to an accessible unit will not be allowed to utilize the voucher to lease a unit that does not meet the accessibility requirements indicated on the transfer request.

VIII. REJECTION OF A UNIT OFFER

The following is the policy for the rejection of an offer to transfer:

A. If the family rejects **with good cause** any unit offered, they will not lose their place on the transfer waiting list. **Good Cause** is defined as:

   1. Reasons related to health, proximity to work, school and childcare (for those working or going to school); or,

   2. Documented situations where an applicant is temporarily unable to move at the time of the offer (such as major surgery requiring a period of time to recuperate, or serving on a jury.); or,

   3. Refusal (turndown) of a zero-bedroom apartment (alcove unit) by a household that includes more than a single (one) individual.

   4. Refusal (turndown) of a transfer to a Project-based or Tenant-based Section 8 subsidy (or unit) by a "Mixed Family" (see definition in Section 1) when the mixed family "prorated rent" calculation procedures of the new subsidy (or unit) would result in a rent that is not affordable for the household.

B. **If the transfer is being made at the request of the Housing Authority and/or Owner** and the family rejects two offers without good cause, the Housing Authority and/or Owner will take action to terminate their tenancy and/or subsidy.

   1. If the reason for the transfer is that the current unit is too small to meet the Housing Authority or Owner's optimum occupancy standards, the family may request in writing to stay in the unit without being transferred so long as their occupancy will not exceed two people per living/sleeping room.

   2. Exception for families over-housed in a RAD property at the time of conversion: If the Family lives in a RAD property and was over-housed at that property at the time of RAD conversion then:

a. Unit offers at properties other than the covered RAD project after the first turndown do not count toward the unit offer rejections. Termination of tenancy and/or subsidy after the second unit rejection is not allowed, per HUD rules.

b. Units may continue to be offered to the over-housed tenant.

c. When an appropriately sized unit is offered to the tenant at their RAD property, they must move to that unit per the timelines in this policy.

d. Rejection of an appropriately sized unit offered to the tenant at the RAD property without good cause will lead to termination and/or loss of subsidy.

C. **If the transfer is being made at the family's request**, and the family rejects a unit offer without good cause the Housing Authority will cancel the transfer request and remove the family from the transfer list.

D. **If the transfer request is a reasonable accommodation request** and a suitable unit is offered by the HA and subsequently turned down by the resident without good cause as described in Section IX-A, the reasonable accommodation request will be considered closed.

E. **Over-housed families** will receive a one-time $200 payment if they accept the first suitable unit offered to them.

F. **Over-housed families** who refuse to accept a transfer to an offered unit without good cause (see IVIII.A above), will be charged a monthly use (surcharge) fee until they move to a suitably sized unit. The charge will be calculated as the difference between KCHA's (1) Payment Standard for the family's current unit size and (2) the Payment Standard for the unit size for which the family actually qualifies.

IX. COST OF THE FAMILY'S MOVE

The cost of the transfer will be the responsibility of the family except when approved under the following circumstances:

A. When the transfer is needed at the request of KCHA in order to carry out rehabilitation or modernization activities;

B. When action or inaction by the Housing Authority has caused the unit to be unsafe or inhabitable; or

C. When the transfer is part of an approved reasonable accommodation request.

with Permanent Supportive Housing, housing with services are integrated. The focus is on serving homeless families, primarily in two and three bedroom units. For graduates of the transitional and conditional housing program, priority placement is given to KCHA's public housing.

2. PBA Local Program

KCHA will attach Project-base assistance in projects that require temporary or permanent operating or rental Subsidies in order to continue to serve extremely low-income households. This category provides subsidy funding to housing that was originally funded without subsidies and is now at risk. The assistance preserves affordable housing stock where cash flow is insufficient to maintain developments. It is also used as a financing tool to revitalize physically distressed housing.

3. PBA Private Housing Program

KCHA will Project-base 459 replacement vouchers provided by HUD under the Park Lake HOPE VI project in housing it owns/controls/finances, and in projects owned by nonprofit organizations funded by A Regional Coalition for Housing or other government funders. Project-based assistance replaces units lost through public housing redevelopment and creates affordable units in low-poverty areas of King County.

4. PBA Public Housing Redevelopment Program

To replace or redevelop decommissioned Public Housing units while providing returning residents a single subsidized housing program that mirrors the Public Housing it is replacing, KCHA intends to supply subsidies to permanently replace housing that was formerly Public Housing. KCHA may also temporarily use Project-based Assistance for returning residents that need subsidies beyond the permanent cap. Project-based Assistance will be removed from these temporarily Project-based units as families move or income-graduate until the permanent number of contract units is reached.

KCHA's Project-based Public Housing Redevelopment Program is designed to conform the guidelines of Project-based Assistance and Public Housing into a "blended subsidy" in order to create a common set of rules for program participants and administrators. Parts of this blended program (generally those related to contracting) follow the Project-based Assistance policies and procedures as outlined in this PBA Administrative Plan. Other parts (generally those relating to operations) follow the Public Housing Admissions and Continued Occupancy Policy (ACOP). This Administrative Plan notes where the Program defers to the guidance of the ACOP.

Conversions done under the HUD RAD program also fall within this Project-based program category. This Administrative Plan notes where the rules for units converted under RAD will vary from other Public Housing Redevelopments.

d. Results in substantial functional limitations in three or more of the following areas of major life activity:

(1) Capacity for independent living;

(2) Self-care;

(3) Receptive and responsive language;

(4) Learning;

(5) Mobility;

(6) Self-direction;

(7) Economic self-sufficiency; AND

e. Reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services that are of lifelong or extended duration and are individually planned and coordinated."

A person with disabilities does not exclude persons who have the disease of acquired immunodeficiency syndrome or any condition arising from the etiologic agent for acquired immunodeficiency syndrome.

For purposes of qualifying for low-income housing, it does not include a person where disability is based solely on any drug or alcohol dependence.

PHA: The King County Public Housing Authority.

Premises: The building or complex in which the dwelling unit is located, including common areas and grounds.

Private Housing: Housing developed off-site to replace those Public Housing units demolished as a result of a redevelopment program so that an equal ratio of units demolished to units developed will be maintained. Replacement Housing and Private Housing may be used interchangeably throughout this policy.

Project: a single building, multiple contiguous buildings or multiple buildings on contiguous parcels of land.

Project Reserve: ACC reserve account.

Rental Assistance Demonstration (RAD): A HUD program that allows properties in the Public Housing program to transition to Section 8 subsidy.

D. WHEN THE HAP CONTRACT IS EXECUTED

1. **For Existing Housing:**

   The HAP contract will be executed following approval of the Owner Application.

2. **Housing for which an AHAP was executed**:

   In the case of housing for which an AHAP was signed, the HAP contract will be executed after the requirements of the AHAP have been met and the Owner has furnished all required evidence of completion.

3. **Staged completion**:

   If Contract Units are placed under the HAP contract in stages commencing on different dates, the annual anniversary for all Contract Units is the annual anniversary date for the first Contract Units placed under the HAP contract. The expiration of the HAP contract for all of the Contract Units completed in stages must be concurrent with the end of the HAP contract term for the units originally placed under HAP contract.

E. HAP CONTRACT TERM[44]

Using MTW program flexibility, KCHA has the sole discretion to set the initial term of the HAP contract. While the length of any HAP contract may not be for less than one year, KCHA will generally establish initial HAP terms no longer than 30 years. KCHA reserves the right to offer longer contracts if determined necessary for financial leveraging and underwriting requirements. In the case of KCHA owned properties, the initial term will generally be for 30 years. Contracts for properties participating in the RAD program will have an initial term of 40 years. Contracts will be awarded conditioned on annual appropriations. If appropriations are reduced, priority for extensions will be given to Project-based assistance over Tenant-based assistance.

Contracts may be extended after expiration of the initial term at the sole discretion of the Authority. In the case of a project that is under regulatory agreement for affordability, KCHA may establish a Contract Term for the duration of that affordability as long as other required provisions can be assured such as the provision of supportive services.

In the case of a contract in which the initial term was less than 30 years, the initial term may be extended to the full 30 year by mutual agreement of the HA and the owner. This is provided that the contract is still within the initial term and that the HA determines

[44] Approved MTW Policy Section V.13

that an extension is appropriate to continue providing affordable housing for low-income families.

F. EXTENSION OF TERM [45]

Within twenty-four months before expiration, KCHA may agree to extend the term of the HAP contract without limit if KCHA determines that an extension is appropriate to continue providing affordable housing for low-income households or to expand housing opportunities.

For units that are not KCHA owned properties, the HA reserves the right to conduct a subsidy layering review prior to contract extension. Subsequent extensions are subject to the same requirements. An Owner must be in good standing with KCHA in all aspects of the HAP contract for the development under contract and any and all other contracts or agreements between the Owner and KCHA.

If required by HUD, HAP contracts for RAD units shall be renewed.

Any extension is conditioned upon available budget authority, KCHA's discretion and is subject to approval by the Executive Director.

G. TERMINATION BY KCHA FOR INSUFFICIENT FUNDING

The HAP contract must provide that the contract term is subject to the availability of sufficient appropriated budget authority. "Sufficient" in this part means the availability of appropriations, and of funding under the ACC from such appropriations, to make full payment of housing assistance payments payable to the Owner for any contract year in accordance with the terms of the HAP contract. If it is determined that there may not be sufficient funding to continue housing assistance payments for all Contract Units and for the full term of the HAP contract, KCHA has the right to terminate the HAP contract for all or any of the Contract Units by notice to the Owner.

HAP contracts will only be terminated for insufficient funding after the HA has implemented cost saving measures throughout the HCV program per HUD guidance in PIH Notice 2011-28 or subsequent updates or additional guidance as applicable. Decisions on which HAP contracts are terminated may consider cost, tenant impact, the obligation to affirmatively further fair housing, the effect on the availability of affordable housing in the region and contract obligations.

[45] Approved MTW Policy Section V.13

J. AMENDMENT TO ADD CONTRACT UNITS

At KCHA's discretion, the HAP contract may be amended to add additional Contract Units in the same development. The anniversary and expiration dates of the additional units must be the same as the anniversary and expiration dates of the Contract Units originally placed under HAP contract. Any amendment to increase the number of Contract Units will require the signatures of both the Owner of the property and the KCHA Executive Director. Note that for units under the RAD program, the HAP contract may never exceed the number of units placed under RAD PBV HAP contract at the time of conversion.

Units that are added to an existing contract are not subject to either competitive selection procedures or environmental review. Units added in this fashion are expected to provide and increase the availability of affordable housing and to continue to meet the Project-based Administrative Policy goals.

K. AMENDMENT TO DECREASE CONTRACT UNITS

At KCHA's discretion, the HAP contract may be amended to decrease the number of Contract Units in a development under contract. KCHA may decrease the number of Contract Units under the following circumstances:

1. If KCHA determines that the project has excess public assistance in response to information gathered from an interim subsidy layering review.

2. If an Owner is forthcoming that the level of subsidy granted by the full number of contract terms is no longer needed.

3. If no eligible Household rents a vacant Contract Unit within 120 days (commencing on the first day of the month following the month that the vacancy occurs).

Any amendment to decrease the number of Contract Units will only require the signature of the KCHA Executive Director. Note that for units under the RAD program, any reduction in units must be approved by HUD before any action takes place.

L. OWNER NON-COMPLIANCE WITH HAP CONTRACT

If KCHA determines that the Owner has provided misleading or false information and/or has not complied with the certifications of the HAP contract, KCHA may terminate the HAP contract and/or require the Owner to return any HAP funding for the period of non-compliance.

12: CONTRACT RENTS

The amount of contract rent is initially determined at the beginning of the HAP contract term and redetermined, at the request of the Owner, at the anniversary date of the HAP contract. The annual anniversary of the HAP contract is the first day of the month after the end of the preceding contract year. The adjusted Rent to Owner amount applies for the period of 12 calendar months from the annual anniversary of the HAP contract.

A. DATA USED TO DETERMINE THE CONTRACT RENT AMOUNT

1. **The Payment Standard:**

   The Payment Standard for the Project-based Assistance Program will default to that of the Housing Choice Voucher program unless otherwise noted in this Plan. Using Moving to Work authority, KCHA has the flexibility to set multiple Payment Standards throughout the County to accommodate varying market conditions.[47] Exhibit D reflects the current Payment Standards at any given time.

   KCHA will review the Payment Standard for all parts of the County as needed to determine whether an adjustment needs to be made.

   For units participating in the RAD program, the payment standard used to set the initial contract rent may be the higher of the KCHA Payment Standard or 110% of the applicable HUD Fair Market Rent.

2. **Rent Reasonableness**

   a. The Reasonableness of the rent is determined at the following times:

      i. Prior to the Agreement to Enter into a HAP Contract as an estimate which may be replaced by a subsequent rent study prior to the execution of the HAP contract;

      ii. Prior to the execution of HAP contract;

      iii. Prior to the annual anniversary of the HAP contract upon the Owner's request for a rent adjustment;

      iv. If KCHA determines that the rents in a particular submarket have decreased significantly[48];

      v. If the Owner changes the responsibility for payment of utilities;

[47] Approved under MTW 10/8/2007
[48] Approved under MTW 8/30/2004

vi. If directed by HUD.

b. In making a rent reasonableness determination, the HA will consider such factors as location, quality, size, unit type, age of unit, and any amenities, housing services, maintenance, or utilities provided by the Owner. In any determination about the reasonableness of the rent for a particular unit, KCHA will review and consider the following sources of information:

i. Data supplied by GoSection8. The rent reasonableness form will include the basic features of the unit being processed as well as information on three to five similar units from the GoSection8 database;

ii. Other databases available to KCHA. Examples of this include Apartment Insights and Craigslist;

iii. Any Owner unsatisfied with the rent determination may supply KCHA with rent comparable documentation obtained informally or through a licensed third party appraiser. KCHA will consider this information along with all other data gathered in their rent determination. However, the decision on the final amount remains at the sole discretion of KCHA;

iv. Where comparables are insufficient or unavailable, KCHA may require the Owner to hire a licensed third party appraiser to conduct a rent study.

c. Rent Reasonableness for KCHA Units

i. KCHA will perform rent reasonableness for all KCHA units in accordance with this section.[49]

3. **Determination of Energy Assistance Supplement**[50]:

For all Project-based Programs, the Energy Assistance Supplement (EAS) used to determine the tenant's portion of the rent will be taken from KCHA's EAS table for the Tenant-based Section 8 Housing Choice Voucher Program except those listed in Exhibit S. In general, this list will include HOPE VI, RAD and KCHA-managed properties.

Generally, utilities must be separately metered within each unit and separately billed to the tenant by the utility company if the Owner wishes to make the tenants individually responsible for the utility cost. However, current market trends now have more and more apartment complexes charging for utilities where there is not a separate meter or individual bill. KCHA will allow an Owner to bill a tenant

[49] Approved MTW Policy Section V.14
[50] Approved under MTW 11/1/10

the gross rent will be the payment standard when calculating the tenant rent. Exceptions may be granted in the following cases:

i. For privately-managed developments with supportive service programs.[51]

ii. When a change in the EAS amount increases the gross rent above the current payment standard.

~~o~~b. Contract rents for projects under the RAD program will be adjusted per the contract terms for that project and must be consistent with RAD project guidelines.

C. OWNER REQUEST TO REVISE THE CONTRACT RENT

A revision of rent to Owner must be made according to the following guidelines:

1. **Rent Increase**

The Owner may request an increase in the contract rent 60 days prior to the annual anniversary of the HAP contract by written notice to KCHA. KCHA may not approve and the Owner may not receive any increase of rent until and unless the Owner has complied with all requirements of the HAP Contract, including compliance with the HQS. The Owner may not receive any retroactive increase of rent for any period of non-compliance.

- Implementation of Rent Increase

KCHA will only make an adjustment to the Contract Rent once per year. The Owner may only apply the adjustment to the Tenant Rent at the tenant's lease anniversary.

2. **Rent Decrease**

When there is a significant decrease in the market rents in King County, KCHA will review the rents of Owners in the Project-based Assistance Program through a rent reasonableness study and lower the rents if necessary.

D. OTHER FEES AND CHARGES

1. The cost of meals or supportive services may not be included in the rent to Owner and the value of meals or supportive services may not be included in the calculation of reasonable rent. The cost of meals may be added to the tenant portion of rent only if all tenants have the option to choose such a meal program and the cost of meals is not attributed to the Project-based subsidy payments.

[51] Approved MTW 5/20/2009

occupied units where rehabilitation is planned. If this is the case, families will be given the opportunity to apply for assistance. Admission of such families is not subject to income targeting, however existing tenants must meet a local housing preference described under Section G.4 in order to qualify for the Project-based subsidy. If an existing family is determined eligible and placed on KCHA's waitlist, they will be given an absolute selection preference and referred to a unit that is appropriately sized for the family. Families under lease at the time of execution of a HAP contract will be required to sign a new one-year lease at the time that their subsidy begins. The provision does not apply when converting properties from one subsidy type to another, in which case the rules of the conversion program (such as RAD) will apply.

a. **Notice to Existing Tenants.** If Project-based Assistance is to be turned on upon unit vacancy, this section does not apply. If a property is being converted to PBV from another subsidy type, this section also does not apply. KCHA will ensure that Owners of Existing Housing Developments notify all existing eligible tenants of the opportunity to apply for assistance and that all tenants are given ample time and accommodations to make an application for assistance. Once an Owner has notified existing tenants of the opportunity to apply for Project-based assistance, tenants will have a specified time frame (generally not less than 30 days) in which to submit an application for assistance to the Owner. If an existing tenant seeks to apply for assistance after the specified time frame or moves in after the effective date of the HAP contract the Applicant will be required to apply through the standard application waitlist. The Owner will initially screen the existing tenants for eligibility and send this documentation to KCHA for verification.

C. TIMING/VERIFICATION OF LOCAL PREFERENCE

All applicants will be allowed to initially qualify for a Preference by claiming their Preference on their application. Before actually being approved for assistance, all applicants will be required to document that a Preference exists. If an Applicant does not certify or cannot provide such verification, or if a change in the applicant's circumstances has occurred resulting in the loss of a Preference, the Applicant will be withdrawn. The HA will waive this requirement for applicants who are participants in the Rapid Rehousing Program (RRP) or any similar short-term subsidy program (lasting 12 months or less). Such applicants will be eligible to retain their initially claimed local preference during participation in these programs.

If a Project-based Applicant is currently receiving Tenant-based assistance under the HOME Program, the HA determines whether the applicant qualifies for a Local Preference based on the situation of the applicant at the time they received assistance from the HOME Program.

- Does not have electricity, or has inadequate or unsafe electrical service;
- Does not have a safe or adequate source of heat;
- Should, but does not have a kitchen;
    - Has been declared unfit for habitation by an agency or unit of government.

➢ **Rent Burden.** A rent-burdened Family is a Family who is currently paying more than 50% of total family income for rent and utilities. *(Individuals and families who choose to pay a rent in excess of the established FMR for their bedroom size will not qualify as rent burdened.)*

H. APPLICATION PROCEDURES- PUBLIC HOUSING REDEVELOPMENT (INCLUDING SUBSIDY-ONLY CONVERSIONS OR SIMILAR)

The Project-based Public Housing Redevelopment Program attaches Project-based Assistance to units that were formerly subsidized with Public Housing operating subsidies.

1. **Waiting Lists –** The waiting lists, application process, and order of selection for Project-based units in this Program are operated in accordance with Section 6 of the Public Housing ACOP including any and all amendments.

    a. For units converted to Project-based Section 8 from Public Housing "Mixed-Population Buildings" via the Rental Assistance Demonstration (RAD) program, the tenant selection plan stemming from the HUD-approved Public Housing designation plan in place prior to conversion will also continue to apply to that property.

2. **Conversion –** the following rules will apply when initially converting a unit from Public Housing to Project-based subsidy:

    a. Income and family composition for residents living in Public Housing at the time of redevelopment will be determined using verification from the most recent Public Housing review (interim, update, or full recertification) provided it is no more than 12 months old.

        i. For conversions under the RAD program, initial tenant rent and HAP will be determined using the existing Public Housing rent, until the residents first regular certification (interim, update or full recertification) under the Project-based program.

b. Existing residents will not be required to meet a Local Preference (as described above in G.4) or other eligibility criteria as they are considered to be "continuously assisted".

c. If redevelopment under the RAD program includes rehabilitation or construction that requires the relocation of existing residents, the following provisions will apply:

   i. Any relocated residents will have a right to return to the property.

   ii. At return they will not be subject to re-screening for eligibility for the subsidy program.

d. Conversion will not reset the anniversary date used for reviews. Households will retain their anniversary date that was in place prior to the conversion.

e. If a resident living in a Public Housing at the time of conversion via the RAD program has a rent increase **solely** due to the RAD conversion the following rules will apply.

   i. If the rent increase is less than or equal to $100, then the change will immediately apply.

   ii. If the rent increase is more than $100, then the phase-in will apply. [56]

      1. Year 1: Any certification performed prior to the 12-month anniversary of the conversion certification – the first $100 of difference between most recently paid TTP and the PBV TTP.

      2. Year 2: From the 12-month anniversary of the conversion to the 24-month anniversary of the conversion – the next $100 of difference (up to $200) between the most recently paid TTP and the calculated PBV TTP.

      3. Year 3: From the 25-month anniversary of conversion forward and all subsequent recertifications – full calculated PBV TTP.

I. APPLICATION PROCEDURES-LOCAL PROGRAM (INCLUDING TAX CREDIT)

The Project-based Local Program uses Project-based Assistance to preserve the affordability and physical integrity of Existing Housing stock that serves low-income households and is in physical jeopardy due to a lack of capital reserves and/or operating subsidy.

[56] MTW Activity 2004-7 (updated 2026).

the Owner may seek to collect the balance from the Tenant. KCHA has no liability or responsibility for payment of any amount owed by the Family to the Owner.

C. DETERMINATION OF HOUSING ASSISTANCE PAYMENT

The monthly housing assistance payment by KCHA to the Owner for a Contract Unit leased to a Family is the rent to Owner minus the tenant rent (total tenant payment minus the utility allowance). KCHA is responsible only for making housing assistance payment to the Owner on behalf of a Family in accordance with the HAP contract. KCHA is not responsible for paying the tenant rent, or any other amount claimed by the Owner.

1. When Housing Assistance is Paid

   While the Family is residing in the unit, housing assistance payments are paid to the Owner in accordance with the terms of the HAP contract and may only be paid to the Owner (unless otherwise directed by the Owner in writing or a by court of law) during the lease term. Housing assistance payments will terminate if:

   a. The lease terminates;

   b. The HAP contract terminates; or

   c. KCHA terminates assistance for the Family.

2. If the Family moves out of the unit:~~,~~

   a. KCHA may not make any housing assistance payment to the Owner for any month after the month the Family moves out.

   b. The Owner may keep the housing assistance payment for the month in which the Family moved out of the unit regardless of the date of eviction, abandonment, or voluntary move-out.

   c. In the case of abandonment by the tenant, KCHA will pay through the end of the month in which it can be reasonably determined that the unit was vacated.

   d. KCHA would not pay through the end of the month when both the tenant and the Owner mutually agree to terminate the lease on a date other than the end of the month.

   e. KCHA will not make further vacancy payments to the Owner except as provided for in item 3 of this section.

3. For RAD units only, vacancy payments may be paid under specific circumstances including:

a. At any time the unit qualifies for RAD Rehab Assistance Payments; or

b. For the period of vacancy extending from the beginning of the first calendar month after the move-out month for a period not exceeding two full months following the move-out month provided that:

   i. The owner submits a request for vacancy payments

   ii. The owner certifies that the vacancy is not the fault of the owner, the unit was vacant during the period claimed, and the owner has taken every reasonable action to minimize the likelihood and length of the vacancy.

D. DETERMINATION OF TENANT RENT AND TOTAL TENANT PAYMENT

1. **Tenant Rent**

Tenant rent is the portion of the rent to Owner paid by the Family and is determined by KCHA. Following the Family's initial rent determination, there is no limitation on the tenant's portion. Any changes in the amount of the tenant rent will be effective on the date stated in a notice by KCHA to the Family and Owner and is the maximum amount the Owner may charge the Family for rent. The Family is not responsible for payment of the portion of the rent to Owner covered by the housing assistance payment under the HAP contract. The Owner may not terminate the tenancy of an assisted Family for nonpayment of the housing assistance payment.

2. **Total Tenant Payment**

Calculation of rent will vary depending upon whether the Family qualifies as an EASY Rent Fixed Income Household or a WIN Rent Household. Information regarding the calculation or Total Tenant Payment and Tenant Rent for both programs is outlined below:

a. **EASY Rent Program**: [80]

   i. The total tenant payment (TTP) is equal to 30.7% of adjusted monthly income (as defined in Section 2).

      - EASY Rent Households with medical and/or handicapped assistance expenses of $2,500 or more may be eligible to receive a Medical Deduction as defined in this Plan. (See Section 2 and Exhibit C for additional information.)

[80] Approved under MTW 6/23/08 and 11/1/10

enforcement or seeking other legal remedies to prevent the perpetrator from acting on a threat. In addition, the HA has the right to remove or terminate the occupancy rights to any unit occupant who engages in criminal acts of violence or poses an actual or imminent threat against family members or others, without penalizing the victim of such violence.

Any Section 8 participant for which assistance is to be terminated for failure to receive a certification of eligible immigration status from the INS **must** be notified of their right to request an appeal of the results of the INS verification to the INS instead of, or in addition to, an Informal Hearing with the Housing Authority. The Notice must also inform the tenant of:

1. The reason for the proposed termination of assistance.

2. That they may be eligible for prorated assistance, continued assistance, or a temporary deferral of termination and the procedures for obtaining each.

3. The time limits and procedures to follow in order to pursue an INS and/or Housing Authority appeal and that, if the Family chooses to pursue the appeals process the tenant's assistance **cannot** be delayed, denied, reduced or terminated until all appeals are processed.

The termination of any household in a RAD unit is subject to the following additional regulations:

1. **Termination Notification.** RAD Tenants must be provided with adequate written notice of the lease, which shall be:

   a. A reasonable period of time, but not to exceed 30 days:

      i. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or

      ii. In the event of any drug-related or violent criminal activity or any felony conviction;

   b. Not less than 30 days in the case of nonpayment of rent and in conformance with the terms of the Tenancy Addendum (HUD Form 52530c or replacement form); and

   ~~3.~~c. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

B. TERMINATION OF HAP CONTRACT BY KCHA

It is the general policy of KCHA to assist an owner in correcting any problems with their Project-based units in order to maintain an adequate supply of affordable housing

a. The decision concerns a matter for which KCHA is not required to provide an opportunity for an informal hearing, or otherwise exceeds the authority of the hearing officer under the HA hearing procedures;

b. The decision is contrary to HUD regulations or requirements, or otherwise contrary to Federal, State, or local law.

8. If KCHA is not bound by a hearing decision, KCHA will promptly notify the Family of the determination and the reasons for the determination.

C. INFORMAL HEARING PROCEDURES FOR A PROJECT-BASED RESIDENT (GREENBRIDGE AND KCHA MANAGED PROPERTIES)

This procedure shall be applicable to all individual Tenant Grievances, except as stated below:

- The Grievance Procedure shall not be applicable to disputes between Tenants or to class grievances against the Housing Authority.
- The Grievance Procedure is not be used as a forum for initiating, negotiating, or reviewing policies established by the Housing Authority Board of Commissioners.

For tenants at a property converted under the RAD program, the following additional reasons will be considered for an informal hearing:

- any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status. These hearings may perform the hearing, consistent with HUD PIH Notice 2019-09.

1. **Informal Settlement of Grievance**

   Any Grievance shall first be presented, either orally or in writing, to the Property Management office so that the Grievance may be discussed informally by the Complainant and the Manager and settled, if possible, without a hearing. All Grievances must be presented to the office within ten (10) business days of the date of the receipt of the notice of the Housing Authority's proposed adverse action (or of the date of the Housing Authority's alleged failure to act), except in the case of a 14-day notice for termination of a tenancy for nonpayment of rent or a 3-day notice for any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the Housing Authority, or a 3-day notice for any drug-related criminal activity in which event the transfer list as of the date of their review and selected for transfers within the following guidelines:

A. "Over-housed" families will be prioritized for transfer over those qualifying as "Under-housed" as listed in Section VI (Order of Selection) of this policy.

B. Transfers completed in this category will be limited to a maximum of 4 per month

Category 5: Incentive transfers. These transfers are approved in order to offer incentives to families willing to help meet certain Housing Authority occupancy goals when:

A. the transfer of a family is necessary as part of the Authority's Deconcentration Plan as described in Section 6 (Tenant Selection and Assignment) of the ACOP;

Residents approved for transfer under Category 5 will not be provided the opportunity to transfer to another housing program.

Category RAD Mobility: Mobility Transfers. These transfers are only available for tenants who currently live in a former Public Housing property that was converted to Project-based Section 8 via the HUD Rental Assistance Demonstration (RAD) program. It allows the tenant to move from the property using a Tenant-based voucher.

A. This option is only available to tenants who have lived in the RAD unit for 12 months or more.

B. The number of vouchers issued in this category will be limited to no more than three-quarters of the turnover vouchers issued in a given year.

C. The number of turnover vouchers consists only of vouchers which are pulled from KCHA's general voucher waiting lists. Special purpose vouchers, such as VASH and FUP, are not considered when calculating the cap.

D. When the number of requests for mobility transfers exceeds the cap, names will be held on a transfer list in the order they were received. Tenants will be offered vouchers as they come available.

VI. ORDER OF SELECTION

Transfers will be sorted by the above categories and within each category where applicable by date and time of the approved transfer request. Households will be selected and offered a transfer according to the following:

A. **Transfers in categories 1, 2 and 3** (Emergency, Immediate and Administrative transfers) will be housed ahead of any other families, including those on the applicant waiting list. Emergency transfers (category 1) will be housed ahead of transfers in category 2. Immediate transfers (category 2) will be housed ahead of those in Category 3.

B. **Occupancy-related transfers** (category 4) will be housed after transfers in categories 1-3. "Over-housed" families will be prioritized within Category 4 and pulled from the transfer list at a ratio of 3 for every 1 transfer of those who qualify as "Under-housed". Transfers completed in this category will be limited to a maximum of 4 per month, unless otherwise determined necessary by the Housing Authority in order to meet specific goals or approved by the Executive Director or designee.

C. **Incentive Transfers** (Category 5) will have the lowest priority and will be housed only after needs in Categories 1,2, 3 and 4 have been addressed and only when the transfer meets the Occupancy and Administrative needs of KCHA.

Units will not be held open for availability to particular transfer group if no eligible household is approved for transfer within such group.

Exceptions may be made to the order of selection when approved by the Executive Director in cases of documented urgent need.

D. **RAD Mobility Transfers** will be conducted only when issuing non-special purpose tenant-based vouchers from the waitlist. These transfers will not be dependent on the order of selection for categories 1 through 5. Vouchers will be offered in order of the date and time of the approved transfer request.

VII. INABILITY TO LOCATE AN APPROPRIATE HOUSING RESOURCE

This policy is designed to give KCHA additional options for accommodating the needs of its clients in light of the limited housing resources available. In limited circumstances, resulting from the urgency of the request or type of unit needed, it may not be possible to identify an appropriate housing resource within KCHA's subsidized unit inventory. In such instances, KCHA reserves the right to offer a participant a transfer to the Section 8 Housing Choice Voucher (HCV) program.

Availability of the use of the HCV program in this manner is not intended to provide a right to any participant to obtain a Housing Voucher upon approval of a transfer request**.** Any decision to utilize the Section 8 Housing Voucher program as an alternate housing resource will be made at the sole discretion of the Housing Authority's Executive Director (or designee) after careful consideration of the facts and documentation received, including the impact upon HCV resources and competing program needs. Documentation supporting KCHA's determination will be maintained in the participant's file.

A family approved to transfer to the Section 8 Housing Voucher program to permit a move to an accessible unit will not be allowed to utilize the voucher to lease a unit that does not meet the accessibility requirements indicated on the transfer request.

VIII. REJECTION OF A UNIT OFFER

The following is the policy for the rejection of an offer to transfer:

A. If the Family rejects **with good cause** any unit offered, they will not lose their place on the transfer waiting list. **Good Cause** is defined as:

1. Reasons related to health and safety, proximity to work, school and childcare (for those working or going to school); or,

2. Documented situations where an applicant is temporarily unable to move at the time of the offer (such as major surgery requiring a period of time to recuperate, or serving on a jury.); or,

3. Refusal (turndown) of a zero-bedroom apartment (alcove unit) by a household that includes more than a single (one) individual; or

4. Refusal (turndown) of a transfer to a Project-based or Tenant-based Section 8 subsidy (or unit) by a "Mixed Family" (see definition in Section 2) when the mixed family "prorated rent" calculation procedures of the new subsidy (or unit) would result in a rent that is not affordable for the household.

B. **If the transfer is being made at the request of the Housing Authority and/or Owner** and the Family rejects two offers without good cause, the Housing Authority and/or Owner will take action to terminate their tenancy and/or subsidy.

1. If the reason for the transfer is that the current unit is too small to meet the Housing Authority or Owner's optimum occupancy standards, the Family may request in writing to stay in the unit without being transferred so long as their occupancy will not exceed two people per living/sleeping room

2. Exception for families over-housed in a RAD property at the time of conversion: If the Family lives in a RAD property and was over-housed at that property at the time of RAD conversion then:

    a. Unit offers at properties other than the covered RAD project after the first turndown do not count toward the unit offer rejections. Termination of tenancy and/or subsidy after the second unit rejection is not allowed, per HUD rules.

    b. Units may continue to be offered to the over-housed tenant.

c. When an appropriately sized unit is offered to the tenant at their RAD property, they must move to that unit per the timelines in this policy.

d. Rejection of an appropriately sized unit offered to the tenant at the RAD property without good cause will lead to termination and/or loss of subsidy.

C. **If the transfer is being made at the Family's request**, and the Family rejects a unit offer without good cause the Housing Authority will cancel the transfer request and remove the Family from the transfer list.

D. **If the transfer request is a reasonable accommodation request** and a suitable unit is offered by the HA and subsequently turned down by the resident without good cause as described in Section IX-A, the reasonable accommodation request will be considered closed.

E. **"Over-housed" families** will receive a one-time $200 payment if they accept the first suitable unit offered to them. (Applies to Greenbridge or KCHA managed properties only)

F. **Over-housed families** who refuse to accept a transfer to an offered unit without good cause (see VIII.A above) will be charged a monthly use (surcharge) fee until they move to a suitably sized unit. The charge will be calculated as the difference between KCHA's (1) Payment Standard for the family's current unit size and (2) the Payment Standard for the unit size for which the family actually qualifies.

IX. COST OF THE FAMILY'S MOVE

A. The cost of the transfer will be the responsibility of the Family except when approved under the following circumstances:

B. When the transfer is needed at the request of KCHA in order to carry out rehabilitation or modernization activities;

C. When action or inaction by the Housing Authority has caused the unit to be unsafe or inhabitable; or,

D. When the transfer is part of an approved reasonable accommodation request.

Where it is determined that the cost of the transfer is the responsibility of the Housing Authority, the Housing Authority will reimburse the tenant for the reasonable costs associated with the move, as determined by the Housing Authority.

a. Is attributable to a mental and/or physical impairment (or a combination of mental and physical impairments);

b. Is manifested before the person attains age twenty-two;

c. Is likely to continue indefinitely;

d. Results in substantial functional limitations in three or more of the following areas of major life activity:

(1) capacity for independent living;
(2) self-care;
(3) receptive and responsive language;
(4) learning;
(5) mobility;
(6) self-direction;
(7) economic self-sufficiency; AND

e. Reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services that are of lifelong or extended duration and are individually planned and coordinated."

A person with disabilities does not exclude persons who have the disease of acquired immunodeficiency syndrome or any condition arising from the etiologic agent for acquired immunodeficiency syndrome.

For purposes of qualifying for low-income housing, it does not include a person where disability is based solely on any drug or alcohol dependence.

PHA: The King County Public Housing Authority.

Portability: Renting a dwelling unit with Section 8 tenant-based assistance outside the jurisdiction of the initial HA.

Premises: The building or complex in which the dwelling unit is located, including common areas and grounds.

Project Reserve: ACC reserve account.

Rental Assistance Demonstration (RAD): A HUD program that allows properties in the Public Housing program to transition to Section 8 subsidy.

Reasonable Accommodation: A change in Housing Authority policy, procedure or unit structure that allows a disabled individual with an opportunity to utilize the Section 8 program in a manner equal to that of a non-disabled individual.

A transfer would not be approved when attendance at the special school is due to a matter of "choice" rather than documented need.

C. allow an Elderly or Disabled household to move closer to a natural support or service provider for a specific stated reason that will improve or eliminate the detrimental affects of the current living situation.

D. other transfers approved by the Housing Authority when a transfer is the only or best way of solving a serious problem. (requires approval of the Executive Director)

Category 4: Occupancy Related Transfers. These transfers are approved in order to correct occupancy standards where the unit size is inappropriate for the size and composition of the Family as follows:

A. Under housed units – a Family is under-housed when the number of household members residing in the unit would exceed the Occupancy Standards established by the Housing Authority and/or the Owner by more than two (2) occupants.

B. Over housed units – a Family who resides in a unit larger (i.e. contains more bedrooms) than would be assigned according to Occupancy Standards established by the Housing Authority is considered over-housed.

Review of family composition will be completed at the time of each household's Annual Update (or Lease renewal date or other Re-certification schedule). Participants will be placed on the transfer list as of the date of the review and selected for transfers within the following guidelines:

A. "Over-housed" families will be prioritized for transfer over those qualifying as "Under-housed" as listed in Section VI (Order of Selection) of this policy.

B. Transfers completed in this category will be limited to a maximum of 4 per month.

Category 5: Incentive transfers. These transfers are approved in order to offer incentives to families willing to help meet certain Housing Authority occupancy goals when:

A. the transfer of a family is necessary as part of the Authority's Deconcentration Plan as described in Section 6 (Tenant Selection and Assignment) of the ACOP;

Residents approved for transfer under Category 5 will not be provided the opportunity to transfer to another housing program.

Category RAD Mobility: Mobility Transfers. These transfers are only available for tenants who currently live in a former Public Housing property that was converted to Project-based Section 8 via the HUD Rental Assistance Demonstration (RAD) program. It allows the tenant to move from the property using a Tenant-based voucher.

A. This option is only available to tenants who have lived in the RAD unit for 12 months or more.

B. The number of vouchers issued in this category will be limited to no more than three-quarters of the turnover vouchers issued in a given year.

C. The number of turnover vouchers consists only of vouchers which are pulled from KCHA's general voucher waiting lists. Special purpose vouchers, such as VASH and FUP, are not considered when calculating the cap.

D. When the number of requests for mobility transfers exceeds the cap, names will be held on a transfer list in the order they were received. Tenants will be offered vouchers as they come available.

VI. ORDER OF SELECTION

Transfers will be sorted by the above categories and within each category where applicable by date and time of the approved transfer. Households will be selected and offered a transfer according to the following:

A. Transfers in categories 1, 2 and 3 (Emergency, Immediate and Administrative transfers) will be housed ahead of any other families, including those on the applicant waiting list. Emergency transfers (category 1) will be housed ahead of transfers in category 2. Immediate transfers (category 2) will be housed ahead of those in Category 3.

B. Occupancy-related transfers (category 4) will be housed after transfers in categories 1-3. "Over-housed" families will be prioritized within Category 4 and pulled from the transfer list at a ratio of 3 for every 1 transfer of those who qualify as "Under-housed". Transfers completed in this category will be limited to a maximum of 4 per month, unless otherwise determined necessary by the Housing Authority in order to meet specific program goals or approved by the Executive Director or designee.

C. Incentive Transfers (Category 5) will have the lowest priority and will be housed only after needs in Categories 1, 2, 3 and 4 have been addressed and only when the transfer meets the Occupancy and Administrative needs of KCHA.

   Units will not be held open for availability to particular transfer group if no eligible household is approved for transfer within such group.

   Exceptions may be made to the order of selection when approved by the Executive Director in cases of documented urgent need.

D. **RAD Mobility Transfers** will be conducted only when issuing non-special purpose tenant-based vouchers from the waitlist. These transfers will not be dependent on the order of selection for categories 1 through 5. Vouchers will be offered in order of the date and time of the approved transfer request.

B. **If the transfer is being made at the request of the Housing Authority and/or Owner** and the Family rejects two offers without good cause, the Housing Authority and/or Owner will take action to terminate their tenancy and/or subsidy.

1. If the reason for the transfer is that the current unit is too small to meet the Housing Authority or Owner's optimum occupancy standards, the Family may request in writing to stay in the unit without being transferred so long as their occupancy will not exceed two people per living/sleeping room.

2. Exception for families over-housed in a RAD property at the time of conversion: If the Family lives in a RAD property and was over-housed at that property at the time of RAD conversion then:

   a. Unit offers at properties other than the covered RAD project after the first turndown do not count toward the unit offer rejections. Termination of tenancy and/or subsidy after the second unit rejection is not allowed, per HUD rules.

   b. Units may continue to be offered to the over-housed tenant.

   c. When an appropriately sized unit is offered to the tenant at their RAD property, they must move to that unit per the timelines in this policy.

   d. Rejection of an appropriately sized unit offered to the tenant at the RAD property without good cause will lead to termination and/or loss of subsidy.

~~E.~~C. **If the transfer is being made at the Family's request,** and the Family rejects a unit offer without good cause the Housing Authority will cancel the transfer request and remove the Family from the transfer list.

~~F.~~D. **If the transfer request is a reasonable accommodation request** and a suitable unit is offered by the HA and subsequently turned down by the resident without good cause as described in Section IX-A, the reasonable accommodation request will be considered closed.

~~G.~~E. **"Over-housed" families** will receive a one-time $200 payment if they accept the first suitable unit offered to them.

~~H.~~F. **Over-housed families** who refuse to accept a transfer to an offered unit without good cause (see VIII.A above), will be charged a monthly use (surcharge) fee until they move to a suitably sized unit. The charge will be calculated as the difference between KCHA's (1) Payment Standard for the family's current unit size and (2) the Payment Standard for the unit size for which the family actually qualifies.

IX. COST OF THE FAMILY'S MOVE

TAB NUMBER 4

To: Board of Commissioners

From: Grace Wood, Moving to Work Program Manager

Date: July 1, 2026

Re: Resolution No. 5832 – Approving KCHA's FY 2026 MTW Annual Plan Amendment 1

In October 2025, in accordance with the terms of its MTW Agreement, KCHA submitted, and HUD subsequently approved, its FY 2026 MTW Annual Plan, outlining both ongoing MTW initiatives previously approved by HUD and new initiatives proposed for implementation during 2026. Since that time, KCHA identified time-sensitive changes needed.

Resolution No. 5832 proposes KCHA's FY 2026 MTW Plan Amendment 1 which covers the fiscal year that began on January 1, 2026 and ends on December 31, 2026. The proposed Amendment includes one new activity and a few non-substantive changes to existing activities. The updates included in the Amendment are summarized below:

- MTW Activity 2026-2 Direct Rental Assistance (DRA). KCHA is proposing a new Direct Rental Assistance (DRA) pilot under its Moving to Work authority that would provide rental assistance payments directly to participating households rather than to landlords. The initiative is intended to reduce barriers that many voucher holders face in securing housing, expand housing choice, and streamline program administration. KCHA plans to participate in a national study led by MDRC (a nonprofit, nonpartisan research organization) to evaluate outcomes such as lease-up success, housing quality, rent payment performance, and administrative efficiency. The pilot is expected to begin in late 2026 and, if successful, could inform future approaches to delivering rental assistance while maintaining costs comparable to the traditional Housing Choice Voucher program.

- MTW Activity 2026-1 Housing Continuity Rental Assistance. The Amendment clarifies the duration of bridge assistance for households losing subsidy.

- MTW Activity 2004-5 Modified Inspection Protocols. The Amendment proposes adopting a local NSPIRE variance that allows qualified third-party professionals to verify the safety and compliance of building systems that cannot be safely accessed by inspectors. This change will improve inspection efficiency, reduce unnecessary deficiencies, and maintain resident health and safety through independent professional verification.

The proposed FY 2026 MTW Annual Plan Amendment 1 was made available for public and tenant comment from June 8 – July 8, 2026. On June 17 a public hearing was held and, separately, staff met with the Resident Advisory Committee to discuss the Plan.

Adoption of the proposed Resolution No. 5832 is necessary to allow KCHA to submit the FY 2026 MTW Annual Plan Amendment 1 to HUD for approval.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5832

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

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

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

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

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

WHEREAS, in accordance with MTW program requirements, KCHA submitted to HUD and received subsequent approval of its FY 2026 MTW Annual Plan; and

WHEREAS, subsequent to HUD's approval, KCHA has identified new activities and a need to clarify the implementation scope of existing approved activities in 2026; and

WHEREAS, KCHA proposed the 2026 MTW Annual Plan Amendment 1 and provided opportunity for public and resident input, including a meeting with the KCHA Resident Advisory Council and a Public Hearing on June 17, 2026; and

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

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

The Board of Commissioners hereby:

1. Certifies that the public comment and public hearing requirements have been met.
2. Approves the 2026 MTW Plan Amendment 1 attached to this resolution and the accompanying memorandum for implementation and submission to HUD.
3. Authorizes the staff to take actions necessary to finalize the Plan for HUD approval and to implement approved activities including modifying the agency's Housing Choice Voucher Administrative Plans and Public Housing Admissions and Occupancy Plan.

ADOPTED AT A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 20th DAY OF JULY, 2026.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

____

JERRY LEE, Chair
Board of Commissioners

____

ROBIN WALLS
President/CEO and Secretary-Treasurer

King County
Housing
Authority

2026 MTW Plan Amendment

July 20, 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

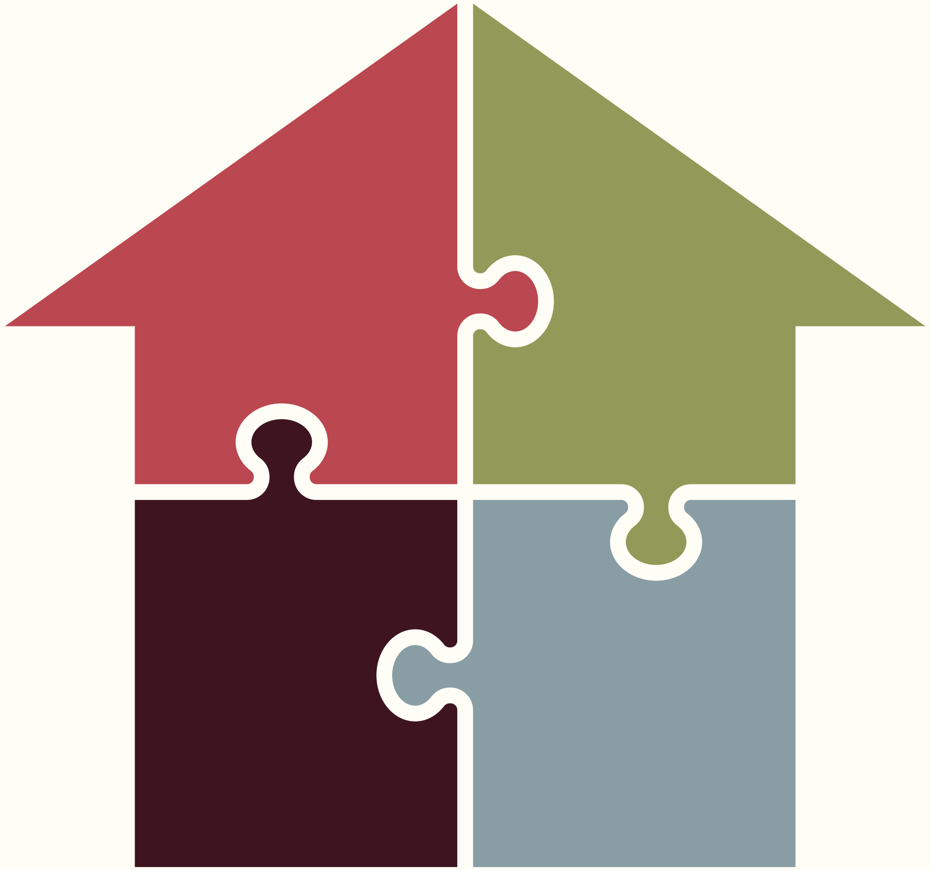
2026 MTW Plan – Proposed Amendment

New Activity

- 2026-2: Direct Rental Assistance

Updates

- Inspection Protocols (MTW activity 2004-5)
- Minor clarification (MTW activity 2026-1)



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.

Public Comment Overview

Public Comment Period

The public comment period ran from June 8th through July 8th.

Meetings & Hearings:

- June 9, 2026: Resident Advisory Committee Meeting
- June 15, 2026: Board Meeting Presentation
- June 17, 2026: Public Hearing

No public comments received

Questions & Comments

King County Housing Authority

2026 Moving to Work Plan

Amendment 1

July, 2026

King County Housing Authority

2026 Moving to Work Plan

BOARD OF COMMISSIONERS

PRESIDENT & CEO

Robin Walls

TABLE OF CONTENTS

SECTION I

INTRODUCTION

A. OVERVIEW OF SHORT-TERM MTW GOALS AND OBJECTIVES

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

PROMOTE ECONOMIC INDEPENDENCE AND SELF-SUFFICIENCY

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

Advancing Self-Sufficiency

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

Homeownership Pathways

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

SHAPE POLICIES THROUGH EVALUATION

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

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

INCREASE THE NUMBER OF EXTREMELY LOW-INCOME HOUSEHOLDS WE SERVE

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

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

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

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

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

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

SUPPORT RESIDENT HEALTH, STABILITY, AND WELL-BEING

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

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

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

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

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

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

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

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

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

Housing Navigation and Stability Supports

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

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

Project-Basing Voucher Assistance

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

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

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

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

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

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

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

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

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

Neighborhood Early Learning Connectors

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

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

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

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

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

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

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

B. OVERVIEW OF LONG-TERM MTW GOALS AND OBJECTIVES

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

- **STRATEGY 1:** Continue to strengthen the physical, operational, financial, and environmental sustainability of our portfolio of more than 12,700 affordable housing units.

- **STRATEGY 2:** Increase the supply of housing in the region that is affordable to extremely low-income households — those earning below 30% of Area Median Income (AMI) — through developing new housing, preserving existing housing, and expanding the size and reach of our rental subsidy programs.
- **STRATEGY 3:** Provide greater geographic choice for low-income households — including residents with disabilities, elderly residents with healthcare needs or mobility impairments, and families with children — so that more of our residents have the opportunity to live in neighborhoods with high-performing schools and convenient access to support services, transit, healthcare services, and employment.
- **STRATEGY 4:** Coordinate closely with the behavioral health and homeless systems to increase the supply of supportive housing, with the goal of significantly decreasing homelessness throughout King County.
- **STRATEGY 5:** Engage in the revitalization of King County's low-income neighborhoods, with a focus on housing and the services, amenities, institutions, and partnerships that empower strong, healthy communities and prevent displacement of existing community members.
- **STRATEGY 6:** Work with King County government, regional transit agencies, and local cities to support regional development that integrates new — and preserves existing — affordable housing in regional growth corridors aligned with mass transit investments.
- **STRATEGY 7:** Invest in children, youth and families by expanding and deepening partnerships with our residents, local school districts, early learning programs, child welfare agencies, out-of-school time program providers, public health departments, community colleges, and the philanthropic community with the goal of improving educational and life outcomes for students and families.
- **STRATEGY 8:** Promote greater economic self-sufficiency for families and individuals living in subsidized housing by addressing barriers to employment and increasing access to training and education programs, with the goal of enabling moves to market-rate housing — including homeownership — at the appropriate time.
- **STRATEGY 9:** Continue to develop institutional capacities and operational efficiencies to make the most effective use of limited federal resources, and provide excellent customer service to our residents, communities, and partners.
- **STRATEGY 10:** Deepen our capacity as a learning organization that uses data, research, and evaluation to assess housing access, outcomes, and to drive decisions that shape policies and programs.

SECTION II

GENERAL OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

i. Planned New Public Housing Units

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

ii. Planned Public Housing Units to be Removed

In 2026 KCHA may seek to remove up to all its developments from the public housing program to convert them to alternative funding sources through RAD or other HUD-approved strategies.

Property Name and Number	Number of Units to Be Removed	Explanation for Removal
Briarwood (WA002000152)	70	Cohort 1 of KCHA's phased approach to RAD conversion. Cohort 1 will be a straight RAD subsidy only conversion that will take place in 2026.
Brittany Park (WA002000354)	43	
Lake House (WA002000152)	70	
Munro Manor (WA002000352)	60	
Riverton Terrace II (WA002000354)	30	
Yardley Arms (WA002000352)	67	
Boulevard Manor (WA002000350)	70	Cohort 2 of KCHA's phased approach to RAD conversion. Cohort 2 will be a straight RAD subsidy only conversion that will take place in 2026.
Burndale Homes (WA002000504)	50	
Eastside Terrace (WA002000203)	50	
Firwood Circle (WA002000503)	50	
Paramount House (WA002000150)	70	
Southridge House (WA002000552)	80	
Valli Kee (WA002000401)	115	
Total anticipated in 2026	825	
Other Properties		
Ballinger Homes (WA002000101)	110	

Property Name and Number	Number of Units to Be Removed	Explanation for Removal
Brookside (WA002000180)	16	Conversion to alternative funding source(s) through RAD or other HUD-approved strategies such as RAD/Section 18 Construction Blend or disposition and replacement units funded by tenant protection vouchers.
Burien Park (WA002000390)	102	
Casa Juanita (WA002000251)	80	
Casa Madrona (WA002000553)	70	
Cascade (WA002000403)	108	
College Place (WA002000203)	51	
Eastbridge (WA002000341)	13	
Fairwind (WA002000346)	87	
Forest Glen (WA002000201)	40	
Gustaves Manor (WA002000550)	35	
Houghton (WA002000215)	10	
Island Crest (WA002000213)	17	
Kirkland Place (WA002000210)	9	
Mardi Gras (WA002000450)	61	
Nia (WA002000355)	40	
Northlake House (WA002000290)	38	
Northridge (WA002000153)	140	
Northwood (WA002000191)	34	
Northwood Square (WA002000467)	24	
Pacific Court (WA002000354)	32	
Park Royal (WA002000105)	23	
Peppertree (WA002000101)	28	
Plaza Seventeen (WA002000551)	70	
Salmon Creek (WA002000343)	50	
Seola Crossing (WA002000340)	77	
Shelcor (WA002000409)	8	
Sixth Place (WA002000345)	24	
Village Plaza (WA002000452)	3	
Vantage Point (WA002000452)	77	
Wayland Arms (WA002000550)	67	
Westminster Manor (WA002000156)	59	
Zephyr (WA002000344)	25	
TOTAL OF ALL PROPERTIES:	2,453	

iii. Planned New Project-based Vouchers

In addition to any new Project-based Vouchers (PBV) already included in previously approved MTW plans, specifically those not yet under Housing Assistance Payments (HAP) or Agreement to

Enter into a HAP (AHAP) contracts, or expected to be under contract at the start of the plan year, KCHA anticipates PBVs in all units converted from public housing to Section 8 PBV through RAD. The properties most likely to complete conversion in 2026 are listed below

Property Name	Number of Vouchers to be Project-based	RAD?	Description of Project
Briarwood	70	Yes	Public Housing conversion through RAD
Brittany Park	43	Yes	Public Housing conversion through RAD
Lake House	70	Yes	Public Housing conversion through RAD
Munro Manor	60	Yes	Public Housing conversion through RAD
Riverton Terrace II	30	Yes	Public Housing conversion through RAD
Yardley Arms	67	Yes	Public Housing conversion through RAD
Casa Juanita	80	Yes	Public Housing conversion through RAD
College Place	51	Yes	Public Housing conversion through RAD
Eastside Terrace	50	Yes	Public Housing conversion through RAD
Forest Glen	40	Yes	Public Housing conversion through RAD
Northlake House	38	Yes	Public Housing conversion through RAD
Westminster Manor	59	Yes	Public Housing conversion through RAD
Burien Park	102	Yes	Public Housing conversion through RAD
Casa Madrona	70	Yes	Public Housing conversion through RAD
Mardi Gras	61	Yes	Public Housing conversion through RAD
Plaza Seventeen	70	Yes	Public Housing conversion through RAD
Boulevard Manor	70	Yes	Public Housing conversion through RAD
Burndale Homes	50	Yes	Public Housing conversion through RAD
Nia Apartments	40	Yes	Public Housing conversion through RAD
Northwood	34	Yes	Public Housing conversion through RAD
Pacific Court	32	Yes	Public Housing conversion through RAD
Paramount House	70	Yes	Public Housing conversion through RAD
Salmon Creek	50	Yes	Public Housing conversion through RAD
Seola Crossing	77	Yes	Public Housing conversion through RAD
Southridge House	80	Yes	Public Housing conversion through RAD
Brookside	16	Yes	Public Housing conversion through RAD
Firwood Circle	50	Yes	Public Housing conversion through RAD
Shelcor	8	Yes	Public Housing conversion through RAD
Vantage Point	77	Yes	Public Housing conversion through RAD
Valli Kee Homes	115	Yes	Public Housing conversion through RAD
Prisma	8	No	Awarded project-based vouchers through the ARCH 2024 Housing Trust Fund RFP. AHAP contract anticipated in Q1 2026 with anticipated project completion in Q2 2028.

Property Name	Number of Vouchers to be Project-based	RAD?	Description of Project
Muckleshoot PSH	50	No	Awarded project-based vouchers through the 2022 King County Combined Funders NOFO RFP. AHAP contract anticipated in Q1 2026 with anticipated project completion in Q3 2027.
LIHI's Child Haven Skyway	21	No	Awarded project-based vouchers through the 2023 King County Combined Funders NOFO. AHAP contract anticipated in Q2 2026 with project completion anticipated in Q4 2027.
Trailhead in Issaquah	6	No	KCHA owned property with planned project-based voucher units anticipated AHAP contract in Q2 2026 with project completion anticipated in Q3 2028.
Horizon Housing Totem Lake	8	No	Awarded project-based vouchers through the 2021 ARCH Housing Trust Fund. Anticipated project completion ready for occupancy in Q2 2026.
Mercy Housing Burien Family Supportive Housing	34	No	Awarded project-based vouchers through the 2023 King County Combined Funders NOFO. Anticipated project completion ready for occupancy in Q4 2026.
Bridge Housing Spring District	8	No	Awarded project-based voucher through the 2022 King County Combined Funders NOFO. Anticipated project completion ready for occupancy in Q4 2026.
Planned Total Vouchers to be Newly Project-based	1865		

iv. Planned Existing Project-based Vouchers

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

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

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

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

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

Expenditures include:

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

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

- **BUILDING ENVELOPE AND COMPONENTS UPGRADES ($2.5 MILLION)**
  Vista Heights (Renton) was scheduled for 2025 but was delayed and 30 buildings will be re-roofed in 2026. Yardley Arms (Burien) will receive new windows with associated exterior work. Roofing replacement on the last six remaining buildings is also scheduled at Spiritwood Manor (Bellevue) and will complete re-roofing efforts at this site. At Briarwood (Shoreline) the building envelope will receive minor repairs, new paint, and refinished unit decks.

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

- **SITE IMPROVEMENTS ($1.6 MILLION)**

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

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

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

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

B. LEASING INFORMATION

i. Planned Number of Households Served[3]

SUMMARY

MTW Households to be Served through:	Planned Number of Unit Months Occupied/ Leased	Planned Number of Households to be Served
Public Housing Units Leased	18,660	1,555
Housing Choice Vouchers (HCV) Utilized[4]	160,776	13,398
Local, Non-traditional: Tenant-based	768	64
Local, Non-traditional: Property-based	N/A	N/A
Local, Non-traditional: Homeownership	N/A	N/A
Planned Total Households Served	180,204	15,017

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

LOCAL, NON-TRADITIONAL PROGRAMS

Local, Non-traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/ Leased	Planned Number of Households to be Served
Tenant-based	2007-6: Develop a Sponsor-based Housing Program	480	40
Tenant-based	2013-2: Flexible Rental Assistance	288	24
Property-Based	N/A	N/A	N/A
Homeownership	N/A	N/A	N/A
Planned Total Households Served		**768**	**64**

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

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	No leasing issues are anticipated for this program in 2026.
MTW Housing Choice Voucher (HCV)	King County continues to experience population growth, low vacancy rates, and rising rents. The resulting competition among renters for a limited supply of affordable units creates leasing challenges for individuals and families using tenant-based vouchers and people with barriers to housing stability. To address these challenges, contingent on adequate funding, KCHA will continue to deploy a variety of interventions, including: providing housing search services through housing navigators; a ZIP code-based payment standard system; landlord outreach and retention efforts; expedited inspection processes including self-certification of newly constructed and KCHA-owned properties; security deposit assistance; and exploration of the expansion of flexible client assistance funds aimed to mitigate financial leasing barriers for all voucher types.
Local, Non-traditional	Low-income households face steep barriers to securing housing in high-cost rental markets, where wage gaps, high deposit costs, and credit requirements often exclude them. With limited affordable units, landlords tend to favor applicants with stronger financial profiles. To counter this, KCHA uses MTW flexibility and partners with local organizations to reduce leasing barriers and expand access—offering financial support, landlord outreach, and hands-on help with unit searches and applications, especially for Local, Non-traditional clients.

C. WAITING LIST INFORMATION

i. Waiting List Information Anticipated

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

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

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

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

ii. Planned Changes to Waiting List in the Plan Year

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

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

SECTION III

PROPOSED MTW ACTIVITIES

2026-1 Housing Continuity Rental Assistance

ACTIVITY DESCRIPTION

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

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

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

One such tool that KCHA may implement is a special term-limited rental subsidy program to extend critical housing assistance for households eligible for federal assistance who would otherwise be cut off from assistance for reasons not caused by the household (as described above). Term limits for the program would likely be no less than one year and up to three years, largely driven by funding availability. Assistance duration will be based on established criteria such as household needs, barriers to housing stability, and resource management considerations. KCHA anticipates utilizing its existing MTW rent/HAP calculation methods for this program in 2026. The program may also include incentives to help participants build savings in preparation for subsidy termination. KCHA may offer incentives such as savings or escrow-style accounts, financial coaching and budgeting supports, housing navigation supports, or financial assistance based upon engagement in stabilization activities.

Transitions from other voucher types to this program may be treated as transfers. KCHA will establish criteria to prioritize eligible households. Criteria may include factors such as vulnerability indicators and long-term subsidy needs. KCHA will allow an interruption of assistance for a reasonable amount of time while maintaining transfer status prior to program enrollment. Under

KCHA's transfer policy, eligibility items are carried over from the initial qualification. The initial qualifications ensure that required eligibility elements— including SSN, criminal history, and citizenship verification—are already satisfied before Housing Continuity Rental Assistance begins. Portability will generally be restricted during participation to ensure program oversight, cost control, and program access including financial incentives. Exceptions will be considered for VAWA-related moves, and reasonable accommodation requests. This activity supports housing choice (stability) and promotes self-sufficiency.

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

KCHA does not plan to apply this proposed activity to any SPV types.

COST IMPLICATION

This activity will increase KCHA's costs compared to full subsidy terminations. Total program costs will depend on participation levels and subsidy structure. For context, the current average annual Housing Assistance Payments to landlords for EHV households is approximately $20,400. If half of current EHV households participate in this Housing Continuity Rental Assistance program, the cost to KCHA would be $6.6 million per year.

NEED/JUSTIFICATION FOR MTW FLEXIBILITY

KCHA will utilize the following MTW authorizations for this activity: Attachment C (D)(1)(a), (2), (3) and (4). Under Attachment C (D)(1), only sub-clause (a) is required, as it provides the flexibility to apply KCHA's MTW rent and HAP calculation methods and define the terms of the time-limited tenant-based subsidy. Sub-clause (a) also supports the ability to treat transitions from other voucher types as transfers and to carry over initial eligibility determinations. Section (D)(2) provides the authority to apply KCHA's existing MTW rent and subsidy policies and to structure a time-limited assistance model aligned with savings and stabilization incentives. Section (D)(3) is needed to implement local leasing and portability policies that maintain cost control, ensure program oversight, and support continuity of assistance. Section (D)(4) authorizes KCHA to offer savings or escrow-style incentives and provide financial coaching, budgeting support, and other stabilization activities that promote long-term self-sufficiency. Collectively, these authorizations allow KCHA to design and operate a responsive, time-limited rental assistance program that preserves housing stability during periods of federal funding disruption.

RENT REFORM/TERM LIMIT INFORMATION

All participating households would otherwise lose assistance, likely resulting in evictions, homelessness or significantly higher rent burdens. This program functions as a hardship response, offering transitional support. As indicated above, the program will not impact household rent/tenant share as KCHA anticipates utilizing its existing MTW rent/HAP calculation methods for this program.

Because this program is designed specifically as a hardship response for households at risk of losing housing assistance, KCHA does not expect to grant additional hardship exemptions. The program itself serves as the solution for those facing loss of assistance.

At the time of selection, KCHA will determine initial assistance term (likely minimum one year) based on established program criteria, such as rent burden, income stability, length of prior subsidy history, and barriers to securing alternative housing.

Households approved for less than the full 3-year maximum of assistance may be offered the opportunity to extend their participation by KCHA. KCHA will consider extension requests based on criteria such as documented efforts to stabilize housing, barriers that will jeopardize housing stability if assistance ends, demonstrated need and availability of resources. KCHA will outline any request processes in participant materials and ensure households understand timelines and documentation requirements. Households with disabilities may request reasonable accommodations.

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

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

2026-2 Direct Rental Assistance

A. ACTIVITY DESCRIPTION

i. Description

KCHA is requesting authorization to implement a local, non-traditional Direct Rental Assistance (DRA) program that would create new opportunities for low-income households eligible for the Housing Choice Voucher (HCV) program. Through DRA the subsidy is paid directly to the assisted household, rather than being paid to the landlord; the household is then responsible for making the full rental payment.

The HCV program requires participants to search for and lease a unit in the private rental market, but due to source of income discrimination, tight rental markets, and insufficient landlord participation, voucher holders find it increasingly difficult to find suitable rental units. Approximately 40 percent of households offered a voucher cannot find an eligible unit with a willing landlord.[5] KCHA experiences similar challenges: in 2025, 60% of voucher holders were able to lease a unit within 180 days. Providing subsidies directly to eligible households could streamline housing searches, broaden access to more units in the market, and reduce administrative costs for KCHA.

DRA would be a new approach to housing subsidies for KCHA and few other PHAs implementing DRA. As a result, KCHA will be participating in a research cohort in partnership with MDRC that will use a randomized controlled trial (RCT) evaluating the implications of DRA and informing the broader research base about how to best support low-income families utilize tenant-based subsidy.

The research cohort will consist of several PHAs and nonprofits to examine the effects related to quality of housing, timely rent payments, lease up success rates, and associated administrative burdens for tenants, landlords and PHAs. Prior to participating in the RCT, KCHA may implement DRA with a small number of households to refine procedures associated with DRA implementation. In addition to an RCT, KCHA hopes to participate in a descriptive study, also with MDRC, that examines outcomes for current voucher holders seeking to move to a new unit. KCHA has been participating in program design with MDRC since 2024 and anticipates enrollment beginning in the second half of 2026.

Findings from this study will inform future approaches KCHA uses to maximize shopping success for the households we serve and the extent to which we expand this subsidy structure to other households. Regardless of future enrollment decisions, KCHA anticipates continuing to provide subsidies to participating DRA households until they exit the program through natural attrition. The initial pilot that KCHA is proposing may include policy elements such as:

- Eligibility:
  Potential DRA participants may include new admissions and current voucher holders. Eligibility criteria will be based on HCV requirements.

- Modifying the subsidy calculation:
  Participants will receive HAP payments directly, instead of KCHA issuing rent checks to the landlord. DRA HAP subsidy will be calculated as the applicable KCHA payment standard minus the participant contribution (calculated as it is for KCHA's MTW HCV

[5] Using HUD Administrative Data to Estimate Success Rates and Search Durations for New Voucher Recipients. 2021. https://www.huduser.gov/portal/portal/sites/default/files/pdf/Voucher-Success_Rates.pdf.

program), up to the gross rent. If leasing a unit with a gross rent that is less than the payment standard, the household's required contribution is reduced (although none would be reduced below $0). This would be consistent with DRA's goal of increasing participants' agency and treating them more like unassisted renters, who need to weigh how much to spend on housing versus other essential needs. Recertification and interim schedule will be consistent with KCHA's MTW rent policy.

Under DRA, the subsidy calculation may not include either a rent reasonableness determination by KCHA or the 40% affordability limitation at initial lease up. DRA has a natural 'shopping incentive'. The participants will have to consider the trade-offs in selecting a more costly or affordable unit and if they are willing to pay a higher portion of the rent based on those trade-offs. Due to KCHA's MTW funding formula, we will be able to test and learn the implications of this approach without creating additional costs to HUD.

- Streamlined Lease up process:
  KCHA expects to utilize a pre-lease up inspection protocol to ensure appropriate housing quality. KCHA will conduct habitability inspections to ensure that the unit is safe, decent, sanitary and in good repair.[6]

  KCHA will likely issue full or partial subsidy payment to new participants prior to lease up to help expedite the search process. Any overpayment or underpayment would be adjusted for and reflected in the subsidy paid for subsequent months based on actual rent amount.

  DRA participants will have access to a similar suite of search and mobility supports as they would under KCHA's HCV program.

- Verifications:
  Because there is no HAP contract or landlord-PHA relationship under DRA, to maintain ongoing subsidy payments, participants will be required to provide KCHA with a current, active lease at all times, including all renewals, addenda, and new leases. Households that move with continued assistance must complete the same process and verifications and at initial lease up. Subsidy adjustment may be necessary based on the payment standard applicable to the new unit's location.

[6] ESG Minimum Habitability Standards for Emergency Shelters and Permanent Housing - HUD Exchange.

KCHA will regularly verify rent payment to the landlord by requiring regular documentation of rent paid (e.g., quarterly for the first year and annually thereafter).

In cases where households do not inform KCHA of a change in residential circumstances according to program rules, KCHA will seek to recoup any over-payments.

KCHA does not plan to apply this proposed activity to any SPV types.

ii. **Achieving a Statutory Objective: *Increasing Housing Choice***
The Direct Rental Assistance program will increase housing choice by reducing barriers to leasing in the private market and providing participants with greater flexibility in selecting units. KCHA expects the simplified subsidy calculation and reduced administrative steps will also improve administrative efficiency.

iii. **Implementation Schedule**
KCHA expects to begin to pilot the DRA program Q3 or Q4 of 2026.

B. COST IMPLICATIONS

i. The ongoing subsidy provided to households will be similar in size to those on average paid for the broader tenant-based Housing Choice Voucher program. Research participation may temporarily increase administrative workload; however costs are expected to be similar to HCV, and, longer term, the program may result in administrative efficiencies that reduce program costs.

C. NEED/JUSTIFICATION:

i. Applicable MTW Authorization(s): MTW Agreement, Attachment D: Use of MTW Funds and Attachment C(B)(1): Single fund budget with full flexibility. This MTW strategy is also authorized under PIH Notice 2011-45: Parameters for Local, Non-Traditional Activities under the Moving to Work Demonstration Program as it does not follow standard HCV leasing requirements.

SECTION IV

APPROVED MTW ACTIVITIES

A. IMPLEMENTED ACTIVITIES

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

Year-Activity #	MTW Activity	Statutory Objective
2025-1	Young Adult Prosperity Program (YAPP)	Self-sufficiency
2024-1	Employment Sponsorship Program	Self-sufficiency
2024-2	Local Homeownership Program	Housing Choice
2022-1 & 2019-1	Acquire and Develop New Affordable Housing	Housing Choice
2018-1	Encouraging the Successful Lease-up of the Housing Choice Voucher Program	Housing Choice
2016-2	Conversion of Former Opt-out Developments to Public Housing	Cost-effectiveness
2015-2	Reporting on the Use of Net Proceeds from Disposition Activities	Cost-effectiveness

Year-Activity #	MTW Activity	Statutory Objective
2014-2	Revised Definition of "Family"	Housing Choice
2013-1	Passage Point Re-entry Housing Program	Housing Choice
2013-2	Flexible Rental Assistance	Housing Choice
2009-1	Project-based Section 8 Local Program Contract Term	Housing Choice
2008-1	Acquire New Public Housing	Housing Choice
2008-3	FSS Program Modifications	Self-sufficiency
2008-10 & 2008-11	EASY and WIN Rent Policies	Cost-effectiveness
2008-21	Public Housing and Housing Choice Voucher Utility Allowances	Cost-effectiveness
2007-6	Develop a Sponsor-based Housing Program	Housing Choice
2007-14	Enhanced Transfer Policy	Cost-effectiveness
2005-4	Payment Standard Changes	Housing Choice
2004-2	Local Project-based Section 8 Program	Cost-effectiveness
2004-3	Develop Site-based Waiting Lists	Housing Choice
2004-5	Modified Housing Quality Standards Inspection Protocols	Cost-effectiveness
2004-7	Streamlining Public Housing and Housing Choice Voucher Forms and Data Processing	Cost-effectiveness
2004-9	Rent Reasonableness Modifications	Cost-effectiveness
2004-12	Energy Performance Contracting	Cost-effectiveness
2004-16	Housing Choice Voucher Occupancy Requirements	Cost-effectiveness

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

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency
APPROVAL: 2025 (Pending)
IMPLEMENTED: 2026 (Planned)

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

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

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

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

YAPP provides services designed to meet the unique needs of FYI and FUP youth participants while addressing system service gaps, increasing youth voucher participants' level of engagement and better supporting their ability to build life skills, economic independence, and long-term housing stability. Self-sufficiency services may incorporate attainment of a General Equivalency Diploma (GED), connections to resources to help finance post-secondary and technical school attendance, job preparedness coaching, job training programs, internships and employment opportunities; and other pathways to self-sufficiency identified by YAPP young adults. YAPP will also serve to meet related service participation requirements to qualify for HUD-allowable voucher extension beyond the initial three years as described in the Fostering Stable Housing Opportunities Amendment. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

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

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2024-1: Employment Sponsorship Program

MTW STATUTORY OBJECTIVE: Increase Self-sufficiency

APPROVAL: 2024

IMPLEMENTED: 2024

In 2022, the median annual income of residents of KCHA's federally subsidized housing programs was $13,266. Households with a member able to work had a median income from wage earnings of about $32,591. Yet high housing costs in King County mean that households need annual incomes of about $84,000 to afford a one-bedroom rental unit, and $98,000 to afford a two-bedroom rental unit.[7] There is a significant opportunity to create greater access to employment and career training programs that increase long-term earnings for residents of subsidized housing.

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

UPDATE: KCHA is continuing to work with residents, staff, and workforce development service providers to design an employment sponsorship program that will provide opportunities for participants in KCHA's housing programs to engage in job training programs or introductory positions that support a transition to permanent career opportunities. Employment sponsorship activities may include an internship, apprenticeship, a time-limited employment opportunity, or other workforce development training programs. As stated in the agency's approved 2024 MTW Plan, any wages, stipend, or other payments earned through the program would not impact a household's income calculation for a set period of time. This program broadens an existing exclusion for income received due to participation in HUD-funded training programs to include those paid for by KCHA or another provider. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2024-2: Local Homeownership Program

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

The high cost of housing and limited development of lower-cost housing types in KCHA's jurisdiction, combined with the level of subsidy needed to make a home affordable, is largely incongruous with HUD's traditional Housing Choice Voucher Homeownership Program. KCHA is

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

committed to finding ways to support homeownership opportunities for low-income households in King County.

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

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

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

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

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

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

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

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

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

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

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

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

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

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

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

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

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

UPDATE: The program's three pilot phases have been implemented, including: (1) allowing self-certifications for newly constructed, not-previously-occupied units issued a Certificate of Occupancy or Temporary Certificate of Occupancy; (2) allowing KCHA-owned properties built after 1978 to self-certify; and (3) allowing non-KCHA affiliated LIHTC properties to self-certify. These efficiencies are enabling faster lease-up times and cause less disruption for landlords while ensuring program compliance. Following the implementation of the three-phase self-certification pilot, KCHA has made permanent the self-certification options for certain types of buildings, including newly constructed buildings, KCHA-owned sites built after 1978, and non-KCHA affiliated LIHTC properties.[8]

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

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

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

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

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

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

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

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

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

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

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

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

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

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

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

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

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

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2014-2: Revised Definition of "Family"

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

In 2024, 1,037 households experiencing homelessness in King County were families with children.[9] Thousands more elders and people with disabilities, many with severe rent burdens, are experiencing homelessness and often on our waiting lists.

DESCRIPTION: This policy directs KCHA's limited resources to populations facing the greatest need: elderly and near-elderly households; people with disabilities; families with children; and heads of household designated as emancipated minors (aged 16 and above) pursuant to Washington State regulations. We modified the eligibility standards outlined in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and HCV Administrative Plans to limit eligible households to those that include at least one elderly member, person with a disability, or a minor/dependent child. The current policy affects only admissions and does not affect the eligibility of households currently receiving assistance. Exceptions will be made for participants in programs that target specialized populations, such as survivors of domestic violence or individuals experiencing chronic homelessness. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

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

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

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

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

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

Between July 2020 and June 2023, 989 individuals in King County returned to the community after a period of incarceration.[10] In 2016 (the most recent year statistics are available), 47% of all state prisoners nationally and 57% of all federal prisoners were parents with at least one minor child. Among those minors, 19% with a parent in state prison and 13% with a parent in federal prison were age 4 or younger. [11] Parents typically face barriers to securing housing and employment upon release from prison due to their criminal record or lack of traditional job skills. Without a home or employment, many are unable to reunite with their children, and their children remain at risk of poorer life outcomes.

DESCRIPTION: Passage Point is a unique supportive housing program in Maple Valley that serves parents trying to reunify with their children following a period of incarceration, improving outcomes for both parents and children. KCHA provides 46 Project-based Vouchers (PBV) while the YWCA Seattle | King | Snohomish provides property management and supportive services. The YWCA identifies eligible individuals through outreach to prisons and correctional facilities and through relationships with the local public child welfare agency. In contrast to typical transitional housing programs that have strict 24-month occupancy limits, Passage Point residents may remain in place until they have completed the reunification process, are stabilized in employment, and are able to succeed in a less service-intensive environment. Passage Point residents who complete the program and regain custody of their children may apply to KCHA's Public Housing program and receive priority placement on the waiting list. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: This activity continues to be implemented as approved.

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

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2013-2: Flexible Rental Assistance

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

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

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

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

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

- Student and Family Stability Initiative (SFSI): For families with students in K-12 public schools in two local school districts, SFSI pairs short-term rental assistance with housing stability and eviction prevention services that follow the Rapid Rehousing model, coupled with employment navigation services for families experiencing homelessness. School-based McKinney-Vento liaisons identify and connect these families with a community-based service provider under contract with KCHA. The caseworkers of the community-based provider have the flexibility to determine the most effective approach to quickly stabilize the family in housing.
- While in School Housing Program (WISH): Implemented as part of KCHA's 2019 MTW Plan, flexible housing assistance is provided to college students experiencing homelessness or housing instability. This tenant-based, time-limited subsidy, developed in partnership with Highline College, provides up to 54 months of housing support while leveraging existing on-campus services that support students beyond their housing needs. This program was launched in 2020 with 40 vouchers and today serves up to 70 students at any one time.

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

- Households experiencing or at imminent risk of housing instability, including those fleeing domestic violence, dating violence, sexual assault, stalking, eviction, or other forms of housing loss.
- EHV participants that lose their voucher due to the depletion of EHV funding

- Other KCHA subsidized housing participants who lose their regular subsidy due to no fault of their own (such as funding shortfalls, term limits, or other reasons not caused by the household) but are otherwise eligible for MTW-funded assistance.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

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

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

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

DESCRIPTION: This activity extends the allowable term for Project-based Section 8 contracts up to 30 years for the initial HAP term and a 30-year cumulative maximum contract renewal term, not to exceed 60 years total. The longer term assists our partners in underwriting and leveraging private financing for development and acquisition projects. At the same time, the longer-term commitment of Project-based contracts signals to lenders and underwriters that the proposed development has sufficient cash flow to take on the debt necessary to develop or acquire affordable housing units. This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2008-1: Acquire New Public Housing

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

In King County there are only about 20 affordable and available units for every 100 extremely low-income renter households.[12] Given the gap between the availability of affordable housing and the number of low-income renters, KCHA must continue to increase the inventory of units that are affordable to extremely low-income households.

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

UPDATE: KCHA continues to look for strategic opportunities to acquire existing private-market properties and turn on banked public housing ACC, both of which may occur within a plan year. For ACC units that we own or acquire, and that meet the definition of physically obsolete, Section 18 will remain a valuable tool in rehabilitation efforts. Combined with this approach through the plan year, KCHA will provide HUD with the respective property's date of construction completion rather than the DOFA date so that while determining the capital fund subsidy in accordance with CFR 905.400(d)(1)(iii), HUD can calculate the age of the project for estimated accrual need.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2008-3: FSS Program Modifications

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

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

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

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

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

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2008
IMPLEMENTED: 2008

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

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

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

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

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

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

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

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

UPDATE: This activity continues to be implemented as approved.

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

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

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

MTW STATUTORY OBJECTIVE: Increase Cost-effectiveness
APPROVAL: 2008
IMPLEMENTED: 2010

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

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

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

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

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

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

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY:

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

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None.

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

MTW STATUTORY OBJECTIVE: Increase Housing Choice
APPROVAL: 2007

IMPLEMENTED: 2007

According to the King County Regional Homelessness Authority's most recent Point-in-Time Count in January 2024, 16,385 people in the county lacked housing, and about half of them (49%) reported that they were experiencing chronic homelessness.[13]

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

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2007-14: Enhanced Transfer Policy

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

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

[13] 2024 Point in Time Count. King County Regional Homelessness Authority. https://kcrha.org/data-overview/king-county-point-in-time-count

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

UPDATE: This activity continues to be implemented as approved.

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

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None.

ACTIVITY 2005-4: Payment Standard Changes

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

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

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

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

In 2016, KCHA implemented a five-tiered payment standard system based on ZIP codes. We arrived at a five-tiered approach by analyzing recent tenant lease-up records, consulting local real estate data, holding forums with residents and staff, reviewing small area FMR payment standard systems implemented by other housing authorities, and assessing the financial implications of various approaches. In designing the new system, we sought to have enough tiers to account for submarket variations but not so many that the new system became burdensome and confusing for staff and residents. Outcomes demonstrate an increase in lease-up rates in high-opportunity neighborhoods within the top two tiers. In 2018, we added an additional tier and instituted the practice of conducting a second market analysis and potential payment standard adjustment to account for the rapidly changing rental submarkets.

In 2022, 30% of all KCHA's federally subsidized households with children lived in high-opportunity neighborhoods — an increase of six percentage points since 2016. These neighborhoods offer proven benefits to residents, including improved educational opportunities, increased access to public transportation, and greater economic opportunities, leading to better outcomes for children and families.[14] This activity applies to KCHA's Special Purpose Vouchers, including EHV, FUP, FYI, Mainstream, NED, and VASH vouchers, except where specific statutory requirements for a program conflict with an MTW activity.

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

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

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

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2004-2: Local Project-based Voucher Program

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

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

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

The goals of this activity are to:

CREATE HOUSING TARGETED TO SPECIAL-NEEDS POPULATIONS BY:

- Assigning Project-based Voucher subsidy to a limited number of demonstration projects not qualifying under standard policy in order to serve important public purposes. (FY 2004)

- Modifying eligibility and selection policies as needed to align with entry criteria for nonprofit-operated housing programs. (FY 2004)

SUPPORT A PIPELINE OF NEW AFFORDABLE HOUSING BY:

- Prioritizing assignment of PBV assistance to units located in high-opportunity census tracts, including those with poverty rates lower than 20%. (FY 2004)
- Waiving the 25% cap on the number of units that can be project-based on a single site. (FY 2004)
- Allocating PBV subsidy non-competitively to KCHA-controlled sites or other jurisdictions and using an existing local government procurement process for project-basing Voucher assistance. (FY 2004)
- Allowing owners and agents to conduct their own construction and/or rehab inspections, and having the management entity complete the initial inspection rather than KCHA, with inspection sampling at annual review. (FY 2004)
- Modifying eligible unit and housing types to include shared housing, cooperative housing, transitional housing, and high-rise buildings. (FY 2004)
- Allowing PBV rules to defer to Public Housing rules when used in conjunction with a mixed finance approach to housing preservation or when assigned to a redeveloped former Public Housing property. (FY 2008)
- Partnering with local municipalities to develop a local competitive process that pairs project-based assistance with local zoning incentives. (FY 2016)
- Allowing KCHA to enter into a HAP contract for any type of unit that does not qualify as existing housing and is under construction or has been recently constructed, regardless of whether an AHAP has been executed. (FY 2019)

IMPROVE PROGRAM ADMINISTRATION BY:

- Allowing project sponsors to manage project waiting lists as determined by KCHA. (FY 2004)
- Using KCHA's standard HCV process for determining Rent Reasonableness for units in lieu of requiring third-party appraisals. (FY 2004)
- Allowing participants in "wrong-sized" units to remain in place, if needed, and pay the higher rent. (FY 2004)
- Assigning standard HCV payment standards to PBV units, allowing modification with approval of KCHA where deemed appropriate. (FY 2004)
- Offering moves to Public Housing in lieu of an HCV exit voucher (FY 2004) or allowing offer of a tenant-based voucher for a limited period as determined by KCHA in conjunction with internal Public Housing disposition activity. (FY 2012)

- Allowing KCHA to modify the HAP contract. (FY 2004)
- Using Public Housing preferences for PBV units in place of HCV preferences. (FY 2008)
- Allowing KCHA to inspect units at contract execution rather than contract proposal. (FY 2009)
- Modifying the definition of "existing housing" to include housing that could meet Housing Quality Standards within 180 days. (FY 2009)
- Allowing direct owner or provider referrals to a PBV vacancy when the unit has remained vacant for more than 30 days. (FY 2010)
- Waiving the 20% cap on the amount of HCV budget authority that can be project-based, allowing KCHA to determine the size of our PBV program. (FY 2010)
- Allowing KCHA to remove the requirement that all units placed under contract pass inspection before the contract is executed. In these scenarios, KCHA will ensure that the property communal areas pass inspection before execution of the contract, and each individual unit intended for inclusion under the contract will undergo inspection and must pass prior to tenants moving into the unit and before KCHA pays the PBV subsidy. (FY 2025)
- Leverage MTW authority waiving HUD regulations in favor of local policies when HUD makes regulatory and other changes such as final regulations implementing HOTMA. (FY 2025)

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

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY:

- Since 2004 KCHA has offered moves to Public Housing in lieu of exit vouchers. Since that time some Public Housing units have converted to PBV Section 8 (pre-RAD). KCHA is clarifying that it may also offer moves to PBV Section 8 units in KCHA-controlled properties in lieu of tenant-based exit vouchers (except where prohibited).

In addition to using KCHA's standard HCV process for determining Rent Reasonableness for units in lieu of requiring third-party appraisals since 2004, KCHA will determine its rent adjustments based on HUD published OCAF where applicable.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY:

- KCHA does not anticipate residents experiencing significant rent increases due solely to the conversion of their property from public housing to PBV under RAD. If such rent increases do occur, KCHA may modify the RAD-prescribed three-year phase-in of rent increases due solely to RAD to allow up to $100 per month in the first year, up to $200 in the second year and any remaining amounts in the third year.

ACTIVITY 2004-3: Develop Site-based Waiting Lists

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

DESCRIPTION: Under this initiative, KCHA has implemented a streamlined waitlist system for KCHA-owned Public Housing and Project-Based HCV units that provides applicants additional options for choosing the location where they want to live. In addition to offering site-based waiting lists, we have established a Conditional Housing waiting list to accommodate the needs of households ready to transition from the region's network of transitional housing and KCHA's targeted housing programs that assist households experiencing or at risk of homelessness to move toward self-sufficiency. In general, applicants are selected for occupancy using a rotation between the site-based and transitional housing applicant pools, based on an equal ratio. Units are not held vacant if a particular waiting list is lacking an eligible applicant. Instead, a qualified applicant is pulled from the next waiting list in the rotation. Exceptions to this selection system are allowed to address documented cases of urgent need as approved by KCHA's Executive Director (or designee) or to ensure compliance with KCHA's HUD-approved Public Housing Designation Plan which prioritizes occupancy for designated "Mixed-Population" developments to elderly (over 62) or near-elderly (locally-defined as age 55 through 61) disabled households.

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

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

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

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

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2004-5: Modified Inspection Protocols

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

HUD's inspection protocols often require multiple trips to the same neighborhood, the use of third-party inspectors, and blanket treatment of different housing types, adding administrative costs and delays. Follow-up inspections for minor "fail" items impose additional burdens on landlords, who may then resist renting to families with Housing Choice Vouchers.

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

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

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

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY:

KCHA will adopt a local NSPIRE variance permitting the use of qualified third-party verification when an inspector is unable to physically access or inspect a system or component. This variance applies in situations where access is not feasible due to, for example, safety risks, physical obstructions, or structural/design limitations. Covered items include, but are not limited to, fuel-burning systems (e.g., gas or oil furnaces) located in confined or hazardous spaces.

When an NSPIRE inspector cannot safely access a system or component, KCHA will accept documentation from a qualified, independent third party—such as a licensed HVAC professional—confirming that the system is in safe and proper working condition. Such documentation will serve as verification that the applicable NSPIRE standard(s) are met.

Third-party documentation must:

- Identify the system or component evaluated;
- Include the date of inspection or assessment;
- Specify the qualifications and licensing of the individual or entity performing the evaluation; and
- Confirm that the system complies with applicable safety and performance standards.

KCHA will maintain documentation in the inspection record and may establish additional procedural controls (e.g., time limits on the validity of third-party reports or criteria for acceptable credentials) to ensure consistency and reliability.

This variance reduces unnecessary inspection failures attributable to inaccessible equipment, supports efficient inspection operations, and maintains resident health and safety. By requiring independent professional verification in lieu of that by an NSPIRE inspector, KCHA establishes a standard that is at least as protective as, and in certain cases more stringent than, NSPIRE inspection requirements.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

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

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

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

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

Key elements of this activity include:

CHANGING BUSINESS PROCESSES:

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

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

CHANGING VERIFICATION AND INCOME CALCULATION PROCESSES:

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

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

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

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

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY:

- As KCHA transitions to a new housing management software platform in 2026, KCHA will continue to explore and may implement further streamlining policies that use the new software functionality to reduce administrative burdens. No further authorizations are needed at this time. Any changes are justified using the authorization granted in KCHA's MTW Restated and Amended Agreement: Attachment C, Item D.5.

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2004-9: Rent Reasonableness Modifications

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

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

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

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2004-12: Energy Performance Contracting

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

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

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

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

UPDATE: This activity continues to be implemented as approved.

PLANNED NON-SIGNIFICANT CHANGES TO ACTIVITY: None

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

ACTIVITY 2004-16: Housing Choice Voucher Occupancy Requirements

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

More than 20% of tenant-based voucher households move two or more times while receiving subsidy. Moves can be beneficial for the household if they lead to improved economic or educational opportunities or housing quality, but moves also can be burdensome because they incur the costs of finding a new unit through application fees and other moving expenses. KCHA also incurs additional costs in staff time through processing moves and working with families to locate a new unit.

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

UPDATE: This activity continues to be implemented as approved.

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

PLANNED SIGNIFICANT CHANGES TO ACTIVITY: None

B. Not Yet Implemented Activities

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

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

APPROVAL: 2008

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

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

APPROVAL: 2010

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

C. Activities on Hold

N/A

D. Closed-Out Activities

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

ACTIVITY 2016-1: Budget-based Rent Model

APPROVAL: 2016
CLOSEOUT YEAR: 2018

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

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

APPROVAL: 2015
CLOSEOUT YEAR: 2025

This activity would have provided a flat, per-unit subsidy in lieu of a monthly Housing Assistance Payment (HAP) and allowed the service provider to dictate the terms of the tenancy (such as length of stay and the tenant portion of rent). The funding would have been block-granted based on the number of units authorized under contract and occupied in each program. This flexibility would have allowed KCHA to better support high-risk homeless populations with supportive housing programs tailored to nimbly meet an individual's needs. Based upon evaluation, this activity is no longer under consideration.

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

APPROVAL: 2014

CLOSEOUT YEAR: 2024

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

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

ACTIVITY 2013-3: Short-term Rental Assistance Program

APPROVAL: 2013
CLOSEOUT YEAR: 2015

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

ACTIVITY 2012-2: Community Choice Program

APPROVAL: 2012
CLOSEOUT YEAR: 2016

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

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

APPROVAL: 2012
CLOSEOUT YEAR: 2012

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

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

APPROVAL: 2011
CLOSEOUT YEAR: 2012

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

ACTIVITY 2011-2: Redesign the Sound Families Program

APPROVAL: 2011
CLOSEOUT YEAR: 2014

KCHA developed an alternative model to the Sound Families program that combines HCV funds with state Department of Social and Health Services funds. The goal was to continue the support of at-risk, homeless households in a FUP-like model after the completion of the Sound Families demonstration. This activity is completed and the services have been incorporated into our existing conditional housing program.

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

APPROVAL: 2010
CLOSEOUT YEAR: 2025

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

ACTIVITY 2010-2: Resident Satisfaction Survey

APPROVAL: 2010
CLOSEOUT YEAR: 2010

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

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

APPROVAL: 2010
CLOSEOUT YEAR: 2025

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

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

APPROVAL: 2010
CLOSEOUT YEAR: 2016

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

ACTIVITY 2009-2: Definition of Live-in Attendant

APPROVAL: 2009
CLOSEOUT YEAR: 2014

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

ACTIVITY 2008-4: Combined Program Management

APPROVAL: 2008
CLOSEOUT YEAR: 2009

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

ACTIVITY 2008-6: Performance Standards

APPROVAL: 2008
CLOSEOUT YEAR: 2014

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

ACTIVITY 2008-17: Income Eligibility and Maximum Income Limits

APPROVAL: 2008
CLOSEOUT YEAR: 2016

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

ACTIVITY 2007-4: Housing Choice Voucher Applicant Eligibility

APPROVAL: 2007
CLOSEOUT YEAR: 2007

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

ACTIVITY 2007-8: Remove Cap on Voucher Utilization

APPROVAL: 2007
CLOSEOUT YEAR: 2014

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

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

APPROVAL: 2007
CLOSEOUT YEAR: 2007

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

ACTIVITY 2007-18: Resident Opportunity Plan (ROP)

APPROVAL: 2007
CLOSEOUT YEAR: 2015

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

ACTIVITY 2006-1: Block Grant Non-mainstream Vouchers

APPROVAL: 2006
CLOSEOUT YEAR: 2006

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

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

APPROVAL: 2005
CLOSEOUT YEAR: 2005

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

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

APPROVAL: 2004
CLOSEOUT YEAR: 2006

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

SECTION V

PLANNED APPLICATION OF MTW FUNDS

A. PLANNED APPLICATION OF MTW FUNDS

i. Estimated Sources of MTW Funds

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

ii. Estimated Application of MTW Funds

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

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

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

iii. Description of Planned Application of MTW Funding Flexibility

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

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

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

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

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

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

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

- INCREASE ACCESS TO HEALTH CARE THROUGH PARTNERSHIPS AND COLLABORATIVE PLANNING
  If funding is available, KCHA will continue efforts to partner with local healthcare delivery systems to support residents in accessing the services they need to maintain housing stability and a high quality of life.

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

- REMOVAL OF THE CAP ON VOUCHER UTILIZATION

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

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

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

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

- DIGITAL ACCESS

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

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

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

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

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

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

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

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

v. Local Asset Management Plan

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

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

KCHA is not making changes to the LAMP in 2026.

i. Rental Assistance Demonstration (RAD) Participation

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

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

No

SECTION VI

ADMINISTRATIVE

A. BOARD OF COMMISSIONERS RESOLUTION AND CERTIFICATIONS OF COMPLIANCE

Attached as Appendix A.

B. PUBLIC PROCESS

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

MEETINGS & HEARINGS:

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

The public comment period for KCHA's FY 2026 MTW Plan Amendment 1 was held between June 8 and July 8, 2026.

MEETINGS & HEARINGS:

- June 9: Resident Advisory Committee Meeting
- June 17: Virtual Public Hearing

PUBLISHING AND POSTING:

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

KCHA's e-newsletter, which was emailed to over 14,000 residents. The draft Plan was publicly available on KCHA's website and hard copies were available by request.

SUMMARY OF COMMUNITY & RESIDENT FEEDBACK ON 2026 ANNUAL PLAN:

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

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

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

SUMMARY OF COMMUNITY & RESIDENT FEEDBACK ON 2026 ANNUAL PLAN AMENDMENT 1:

The proposed MTW Plan Amendment was presented to the Resident Advisory Council on June 9, 2026. The Council did not express any concerns or objections regarding the proposed amendment. No public comments were received during the comment period.

Formatted: Font: (Default) Segoe UI Semilight

C. PLANNED AND ONGOING EVALUATIONS

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

D. LOBBYING DISCLOSURES

Attached as Appendix D.

TAB NUMBER 5

King County Housing Authority

Operations Overview

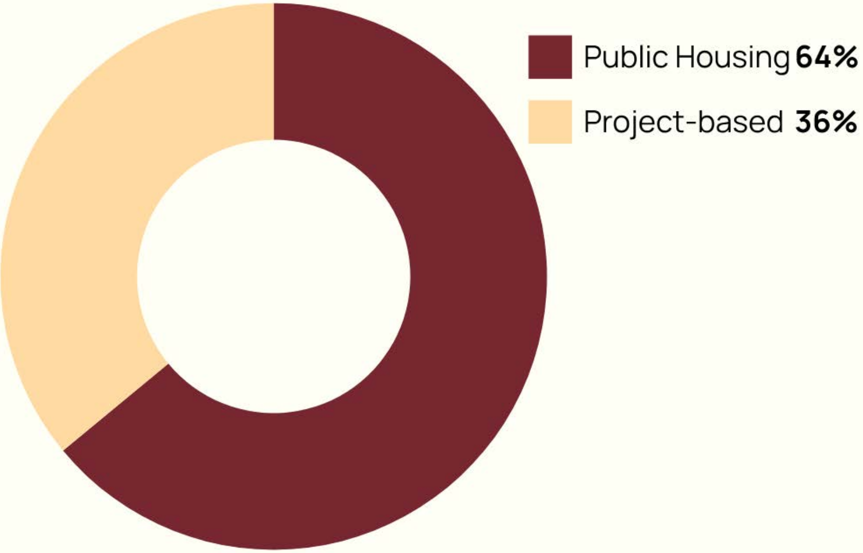
Al Khalaf
Assistant VP of Property Management - Maintenance

July 20, 2026

Property Management Portfolio

3,864 households

Managed across four regions



Organizational Footprint

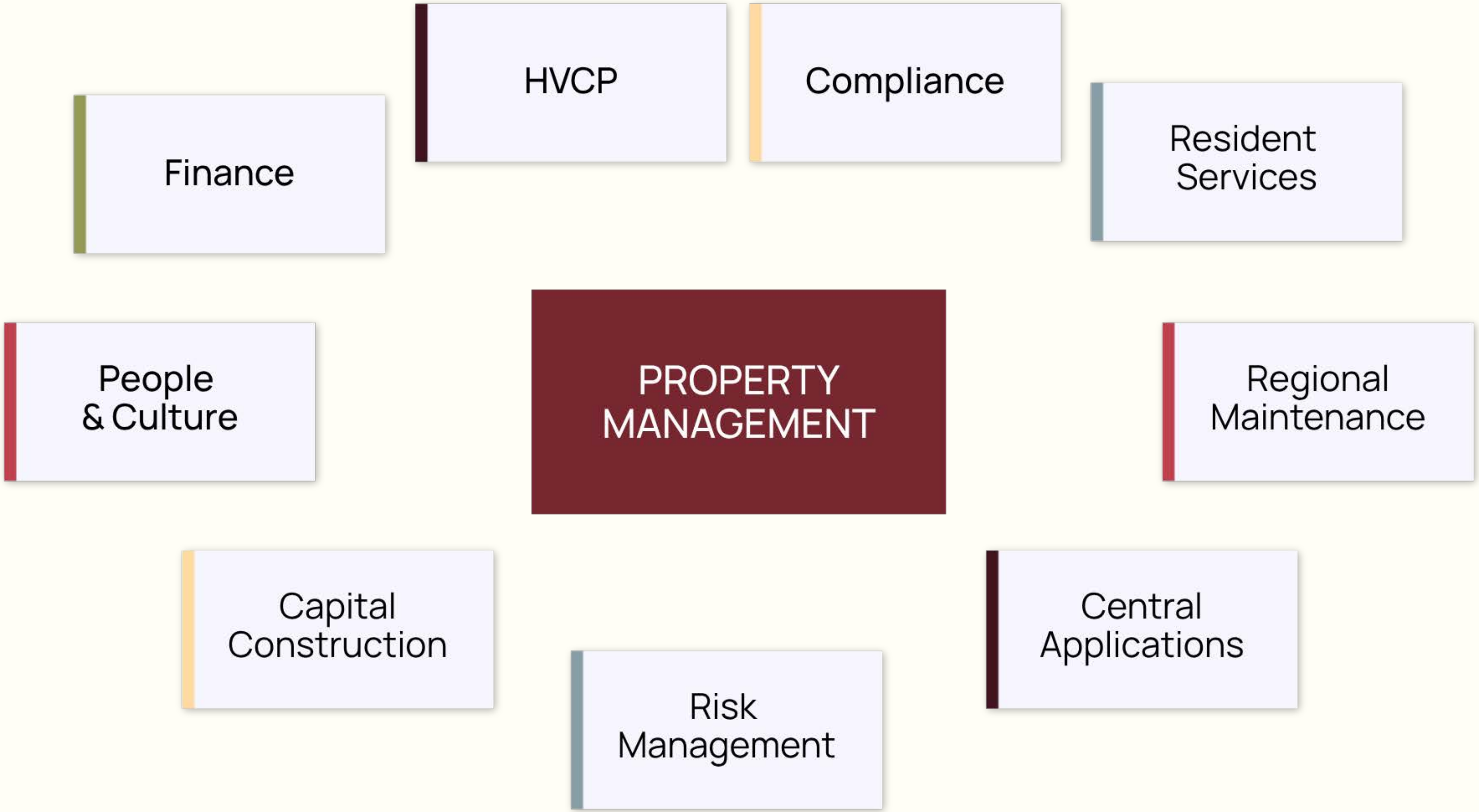
95
properties

4
regions

37
municipalities

19
offices

Property Management Partnerships



Regional Maintenance Divisions

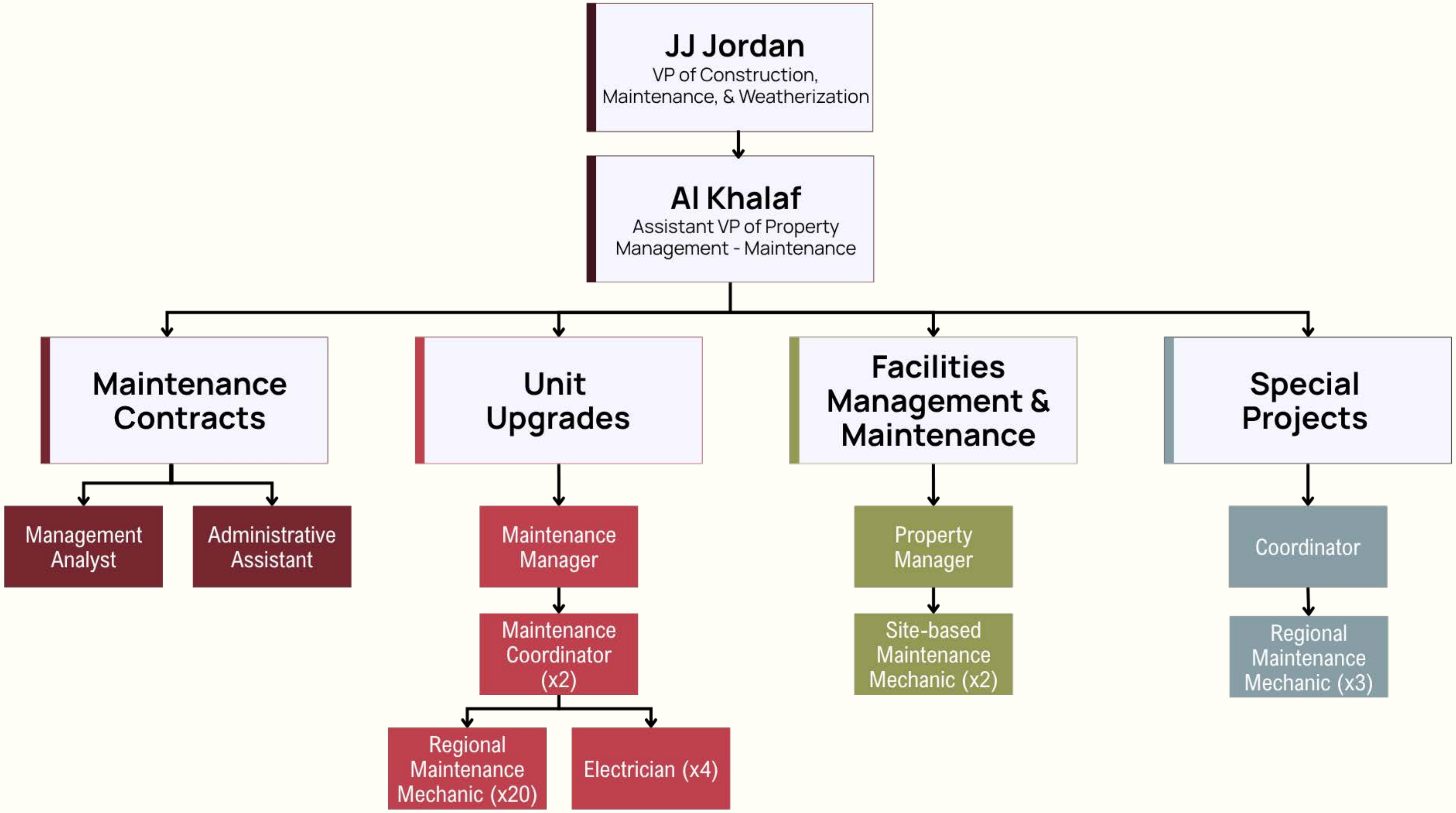
Maintenance Contracts
Manages third-party vendors to ensure qualified contractors and competitive pricing for specialized maintenance work.

Special Projects Divison
Oversees and manages projects too large for in-house maintenance and too small for our Capital Construction.

Unit Upgrades Division
Skilled trades teams perform planned interior and exterior upgrades, handling complex or specialized tasks.

Facilities Management & Maintenance
Supports large commercial buildings by maintaining critical systems and ensuring regulatory compliance consistently.

Regional Maintenance Organization



Regional Maintenance Investment & Workload Overview

annual budget
$8.0M

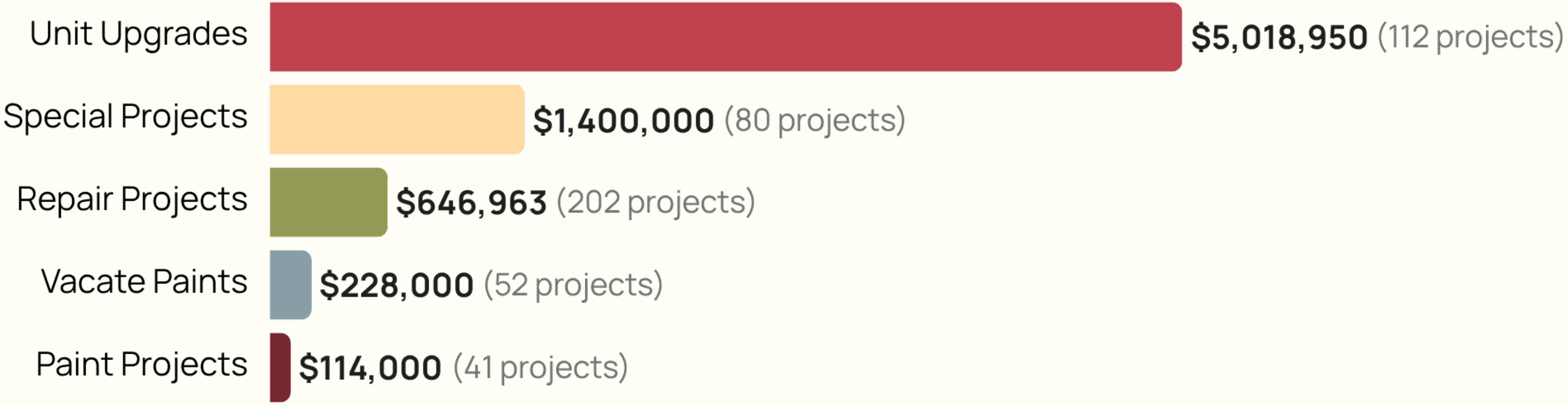
→

projects completed
487

→

actual spending
$7.4M

Spending Breakdown



Unit Upgrade Program

Program enhancements and future plans

Program Origins & Growth

2006

Program Inception
The Unit Upgrade program started in 2006 with 41 upgrades focused on refurbishing aging interiors while minimizing disruption.

2010

Expansion and Peak Production
By 2010, funding allowed 150 upgrades annually, with peak years of 218 and 193 upgrades showing increased capacity and demand.

2015

Training for Career Growth Within KCHA
Forty percent of our upgrade crew members were developed internally through KCHA's two-year training program, established in 2015.

Today

Sustained Growth and Milestones
Currently averaging 135 upgrades yearly, the program is nearing 2,700 total upgrades, highlighting long-term durability and planning.

20 years

Operational Refinement
Two decades of experience have refined processes, standardized scopes, and improved anticipation of challenges for efficient execution.

Why the Upgrade Program Matters

- **Extended Unit Refurbishment**
  - The program extends unit turnover to enable deeper refurbishments, addressing hidden issues beyond basic repairs.
- **Cost Efficiency and Flexibility**
  - Utilizing MTW funding and in-house crews reduces costs, avoids contractors, and accelerates unit turnaround.
- **Enhanced Resident Well-Being**
  - Upgraded units meet modern safety, functionality, and comfort standards, improving residents' quality of life.

Upgrade Program Basics & Production Model

- **Crew Organization and Regions**
  - Two 12-person crews serve northern and southern regions of the portfolio, specializing in task-focused teams.
- **Specialized Task Teams**
  - Small one- to two-person teams focus on specific stages like demolition, electrical, or finish installation for efficiency.
- **Conveyor Belt Workflow**
  - Teams move between units following a conveyor-belt style workflow to reduce downtime and increase predictability.
- **Production Planning and Timing**
  - Managing 18-20 units per crew with forward planning and 90-day offline periods ensures steady upgrades and compliance

Prop#	Property	Unit	Receive Keys Dates	EGIS	Abate Layout	Demo and abated	Permit issued	Rough in Order	Cabinet Order	Doors Order	C-tops Order	R/I Electric	Electrical R/I Inspect	Rough in Deliver	Frame walls Built	Tub Install	Plumb R/I Inspect	Patch Done	Stock ordered	Start mud	Sand & Finish	Paint Walls done	HD Stocks delivery	Doors delivery	Cabinet delivery	C-tops delivery	Electric Trim	Doors Window & Casing	Cabinet & C-top	Pre Punch	Paint doors and casing	Floors & Cost
	JULY																															
304	Victorian Woods	201	4/13		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	7/2
353	Yardley Arm	310	4/23		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	7/9 ?
504	Burndale	1716-I	4/21		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	cis	7/15
467	Northwood Sq	A-3	5/8	drug	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
353	Yardley Arm	224	5/6		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	80%	x	rudy	rudy		
407	Vista Heights	16	5/11		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	80%	Serg	ricky	serg		
481	Vantage Glen	154	4/23		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	mart	14th	14th	14th	7/14	ryan					
	AUGUST																															
484	Harrison House	111	5/18	8/15	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	ryan	rudy	fri			
401	Valli Kee	61	5/18	drug	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x						
403	Cascade	J-103	5/22		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	jim	jim	jim	17th	17th	17th	17th						
554	Gustaves	312	6/15	4/22	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	mart	mart	mart	20th	20th	20th	20th						
350	Boulevard Manor	410	5/26		x	x	x	x	x	x	x	x	x	x	x	x	x	x	x													
450	Mardi Gras	104	5/20	8/17	x	x	x	x	x	x	x	x	x	x	kj	kj	7/9	kj	x													
	SEPTEMBER																															
506	Kings Court	G2	6/15	drug	x	x	x	x				x	x	x	x	x	x	kj														
390	Burien Park	100	6/29		x	x	x	x				x	x	x	x	x	x															
350	Boulevard Manor	312	6/8		x	7/7	x					dave	x																			
550	Wayland Arms	318	6/2		x	7/8	x						x																			
403	Cascade	DD-101	6/5		x	7/9	x						x																			
408	Youngs Lake	L-21	6/9		x	16/17	x						x																			
553	Casa Madrona	261	6/22	8/31	x	7/20	x						x																			
581	FW Duplexes	29221	6/25	#1379	??		x						x																			
304	Victorian Woods	302	7/8																													

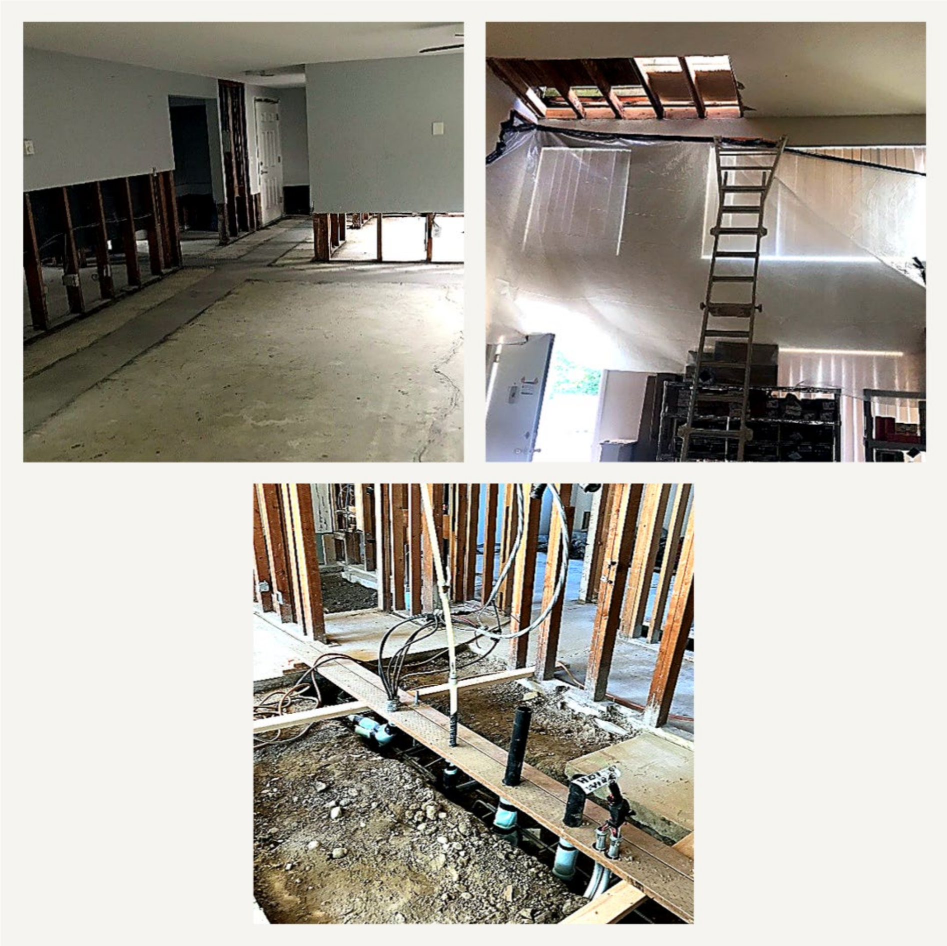
Scope of Work Included in Unit Upgrades

- **Demolition and Inspection**
  - Interior finishes are removed down to drywall to create a clean slate for inspection and repairs.
- **Issue Remediation**
  - Approximately 30% of units undergo remediation for mold, water damage, and dry rot as part of upgrades.
- **Electrical System Upgrades**
  - Units are updated with arc-fault breakers, interconnected smoke detectors, cove heaters, and panel replacements.
- **Finishings Replacement**
  - Cabinets, countertops, doors, plumbing fixtures, shelving, and flooring are replaced for durability and consistency.

Special & On-Call Projects Supported by Upgrade Crews

- **Electrical Repairs and Upgrades**
  - Approximately 75% of on-call projects focus on electrical repairs, power outage responses, lighting improvements, and meter upgrades.
- **Accessibility Improvements**
  - Crews convert tubs to showers to meet ADA standards, ensuring housing remains inclusive and accessible for all residents.
- **Structural Repairs**
  - Structural work addresses water damage, dry rot, ventilation issues, and vehicle impact repairs to maintain building safety.

Assistance with Larger Capital & Asset Management Projects



- **Infrastructure Restoration Support (CC)**
  - Force account crews restore units after major infrastructure projects by Capital Construction like under-slab sewer replacements efficiently.
- **Complex Interior Upgrades (AM)**
  - Teams completed extensive interior upgrades including stripping and refinishing ceilings at Woodland North under COVID safety protocols.
- **Unit Conversion Projects (AM)**
  - Conversion of one-bedroom apartments into larger units at Somerset Park addresses evolving resident needs.
- **Modular Home Upgrades (AM)**
  - Upgrades at Vantage Glen Senior Ownership and Buy-Back program, supporting organizational goals.

Current Financials & Program Capacity

- **Program Budget and Upgrades**
  - The program operates with a $5.7 million budget, funding approximately 125 unit upgrades in 2026.
- **Labor Hours per Upgrade**
  - Each unit upgrade requires about 260 labor hours, reflecting consistent crew productivity.
- **Cost Variability and Management**
  - Average cost per apartment is $46,000, varying between $35,000 and $55,000 based on unit specifics.
- **Program Capacity and Planning**
  - The program sustains capacity for 135 upgrades annually, balancing budget constraints and operational ability.

$5.7M
budget

125
units

260
hours

135
capacity

Summary & Key Takeaways

- **Long-Term Investment Success**
  - The Unit Upgrade program reflects over 20 years of continuous investment, upgrading nearly 2,700 housing units.
- **Efficient Delivery Model**
  - Success is driven by an efficient in-house delivery model and disciplined production planning for comprehensive upgrades which is one of a kind to housing authorities around the country.

Our organized structure delivers time and cost efficiencies while maintaining the capacity to execute vital projects across the organization.

- **Enhanced Resident Quality of Life**
  - The program ensures safe, modern, and reliable homes, directly supporting residents' quality of life.
- **Strategic Organizational Benefit**
  - It strengthens assets, supports operational efficiency, and promotes long-term housing stability for the organization.

T
A
B

N
U
M
B
E
R

6

Housing Choice Voucher Program Overview

KCHA Board of Commissioners Meeting

July 20, 2026

Pam Taylor
SVP of Housing Choice Voucher Program

KCHA Housing Choice Voucher Program Team

Pam Taylor
Senior Vice President of
Housing Choice Vouchers Program

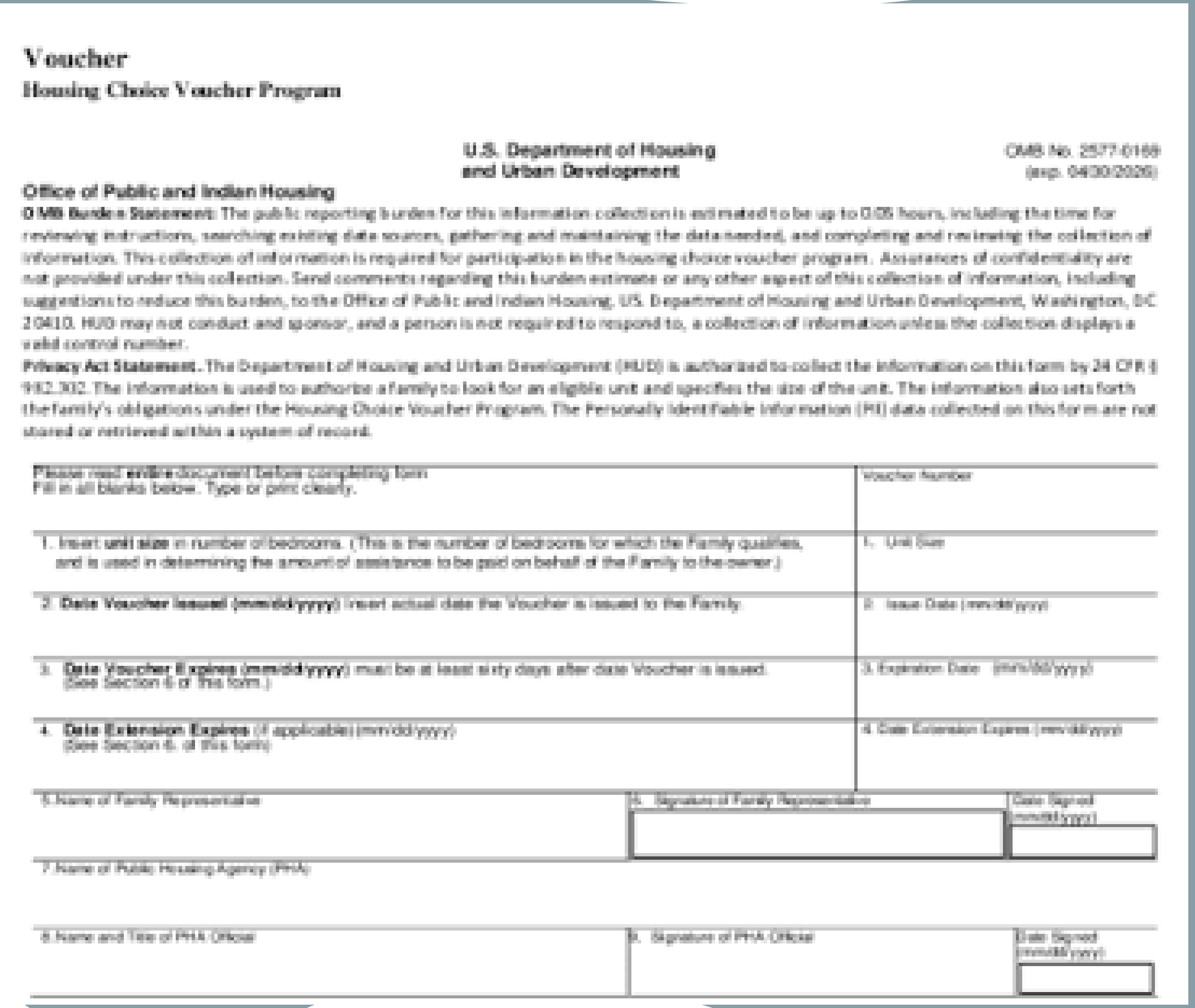
Candy Halamuda
Assistant Vice President of
Housing Choice Vouchers Program

Teri Ekenman
Assistant Vice President of
Housing Choice Vouchers Program

Total 2026
HCV FTE's: 120

Housing Choice Voucher Program

The Housing Choice Voucher program is the federal government's largest rental assistance program. It helps low-income households afford safe and decent housing in the private rental market.



Voucher
Housing Choice Voucher Program

U.S. Department of Housing and Urban Development

OMB No. 2577-0169 (exp. 04/30/2026)

Office of Public and Indian Housing

OMB Burden Statement: The public reporting burden for this information collection is estimated to be up to 0.05 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This collection of information is required for participation in the housing choice voucher program. Assurances of confidentiality are not provided under this collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Office of Public and Indian Housing, U.S. Department of Housing and Urban Development, Washington, DC 20410. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by 24 CFR § 982.302. The information is used to authorize a family to look for an eligible unit and specifies the size of the unit. The information also sets forth the family's obligations under the Housing Choice Voucher Program. The Personally Identifiable Information (PII) data collected on this form are not stored or retrieved within a system of record.

Please read **entire** document before completing form. Fill in all blanks below. Type or print clearly.	Voucher Number
1. Insert **unit size** in number of bedrooms. (This is the number of bedrooms for which the Family qualifies, and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.)	1. Unit Size
2. **Date Voucher Issued (mm/dd/yyyy)** Insert actual date the Voucher is issued to the Family.	2. Issue Date (mm/dd/yyyy)
3. **Date Voucher Expires (mm/dd/yyyy)** must be at least sixty days after date Voucher is issued. (See Section 6 of this form.)	3. Expiration Date (mm/dd/yyyy)
4. **Date Extension Expires** (if applicable) (mm/dd/yyyy) (See Section 6. of this form)	4. Date Extension Expires (mm/dd/yyyy)

5. Name of Family Representative	6. Signature of Family Representative	Date Signed (mm/dd/yyyy)
7. Name of Public Housing Agency (PHA)		
8. Name and Title of PHA Official	9. Signature of PHA Official	Date Signed (mm/dd/yyyy)

Basic Types of HCV Subsidy

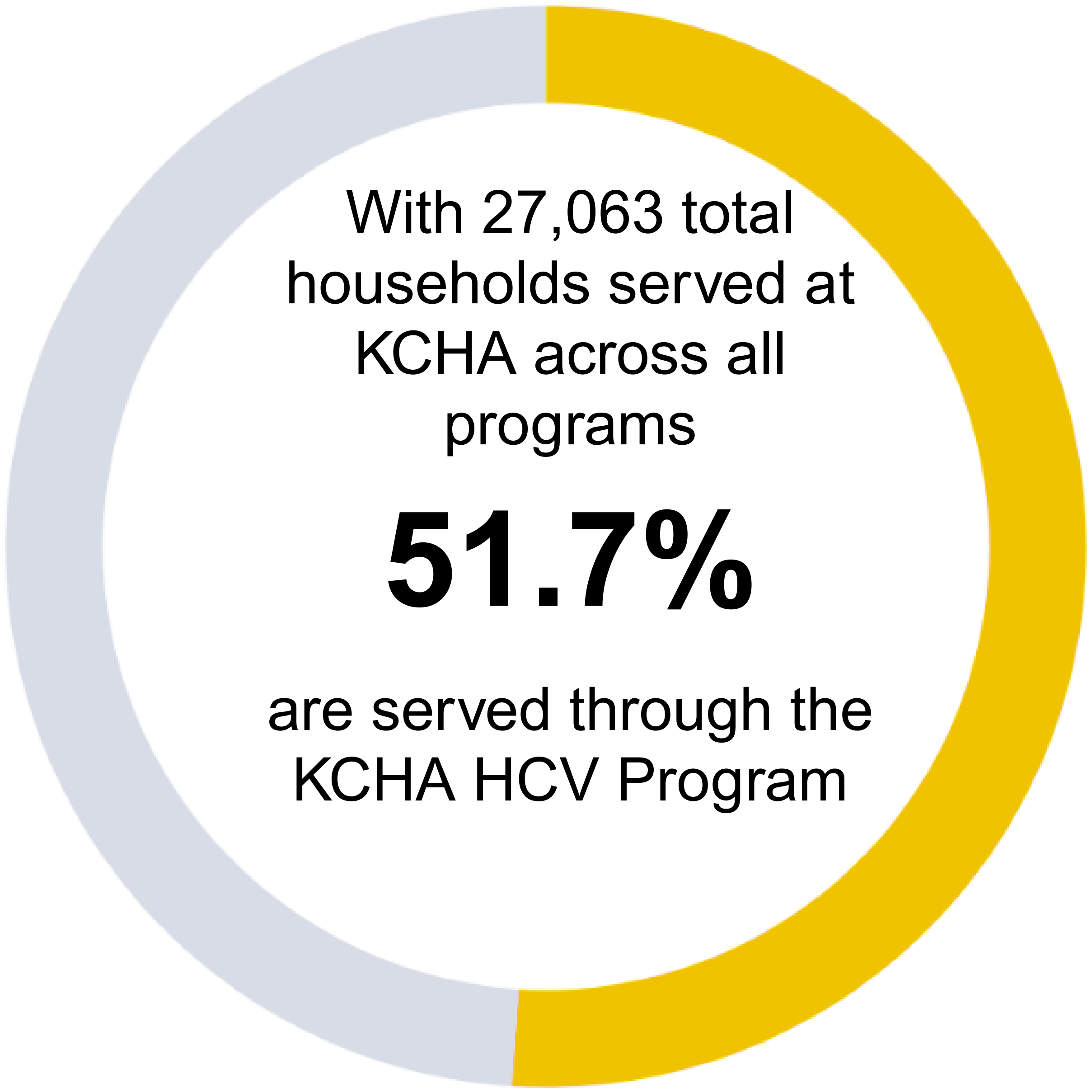
Tenant-Based

- Provides a subsidy linked to the tenant.
- The tenant may take the voucher to any rental property, where the unit meets safety and rent reasonableness requirements.

Project-Based

- The voucher is linked to the unit rather than the tenant.
- If the tenant leaves the unit, they no longer have a subsidy.
- KCHA Administers the largest port-in program.

KCHA Housing Choice Voucher Program: By the Numbers



Total Vouchers Currently Administered: 13,747

Includes Portability vouchers: 2,115

Voucher Types: General Vouchers

Step 1	Step 2	Step 3
Apply Through the HCV Lottery	**Receive a Voucher**	**Rent in the Private Market**
Applications are accepted through a lottery-based waitlist process	Participants receive assistance to help pay a portion of rent.	Vouchets can be used with eligible private landlords.

Who May Qualify?

Low-income families

Elderly individuals and households

People with disabilities

Voucher Types: Income Limits

Size	30% AMI	80% AMI
1	$34,550	$81,700
2	$39,450	$93,350
3	$44,400	$105,000
4	$49,300	$116,650
5	$53,250	$126,000
6	$57,200	$135,350
7	$61,150	$144,650
8	$65,100	$154,000
9	$69,050	$163,350
10	$73,000	$172,650

Household income must be at or below 80 percent of area median income (AMI) for your family size

Voucher Types: Special Purpose Vouchers

Provide targeted rental assistance to vulnerable populations with unique housing needs. These programs combing a housing subsidy with supportive services to promote long-term stability and self sufficiency.

Voucher Type # Vouchers	Target Population	Primary Purpose
VASH 1269	Homeless veterans and veteran families	End veteran homelessness through housing and VA services
FUP 388	Families involved with child welfare systems	Prevent foster care placement and support family reunification
FYI 123	Youth ages 18-24 exiting foster care	Prevent homelessness and support independent living
HASP 200	18-62 and eligible for services through DDA	Prevent homelessness and increase community based independent living
Mainstream 887	Non-elderly persons with disabilities	Expand housing access and community integration

Project Based Voucher Partners

Project-Based
3,271 Total Units

KCHA Property Management (Public Housing)

Birch Creek

1,417
are PBV Units

Community Partners

1,173
PBV Units

100+
Contracts

navos
eliminating racism empowering women ywca Seattle | King | Snohomish
ImagineHousing building eastside communities

William J. Wood Veteran Housing

MSC MULTI-SERVICE CENTER

KCHA Asset Management

Nia Apartments

681
are PBV Units

Tenant Based Voucher Partners: Private Landlords

3,000
Landlords

Maintaining strong relationships with landlords along with landlord recruitment is critical to the success of the Housing Choice Voucher Program. Equally important is ensuring that payment standards remain competitive and aligned with local market rents.

Policies currently being discussed, such as term limits, could significantly impact landlord participation and make it more challenging for voucher holders to secure and maintain housing.

KCHA Housing Choice Voucher Program: By the Numbers

35% of vouchers serve at least one elderly family member

38% of vouchers serve households with children

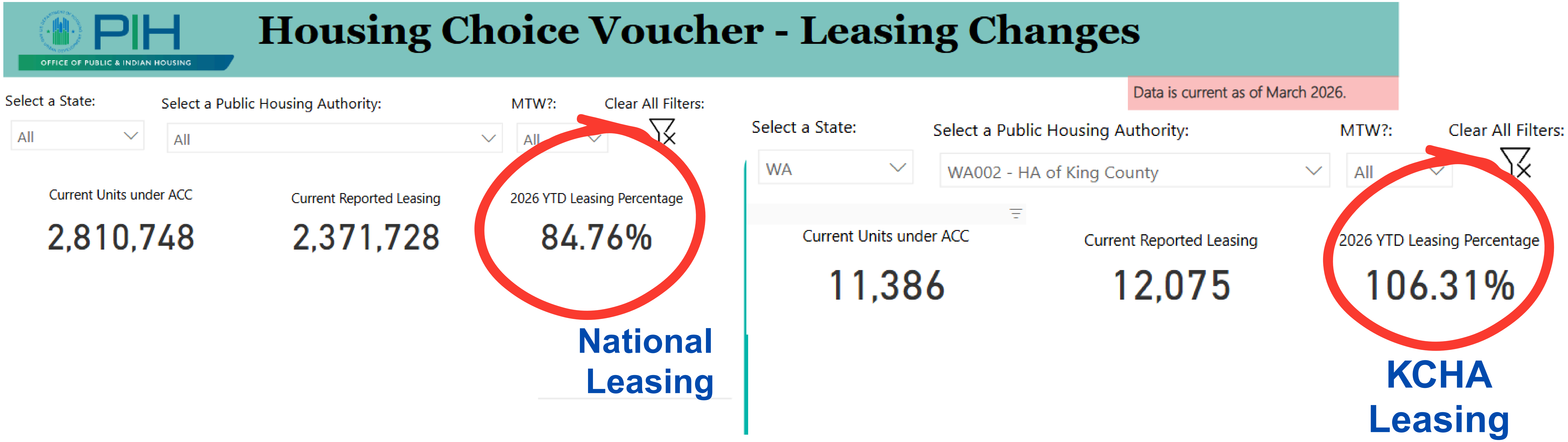
27% of vouchers serve a non-elderly, disabled family member with children

11% of vouchers serve a non-elderly, disabled family member without children

KCHA Housing Choice Voucher Program: By the Numbers

Median income of KCHA Voucher participants: $16,032

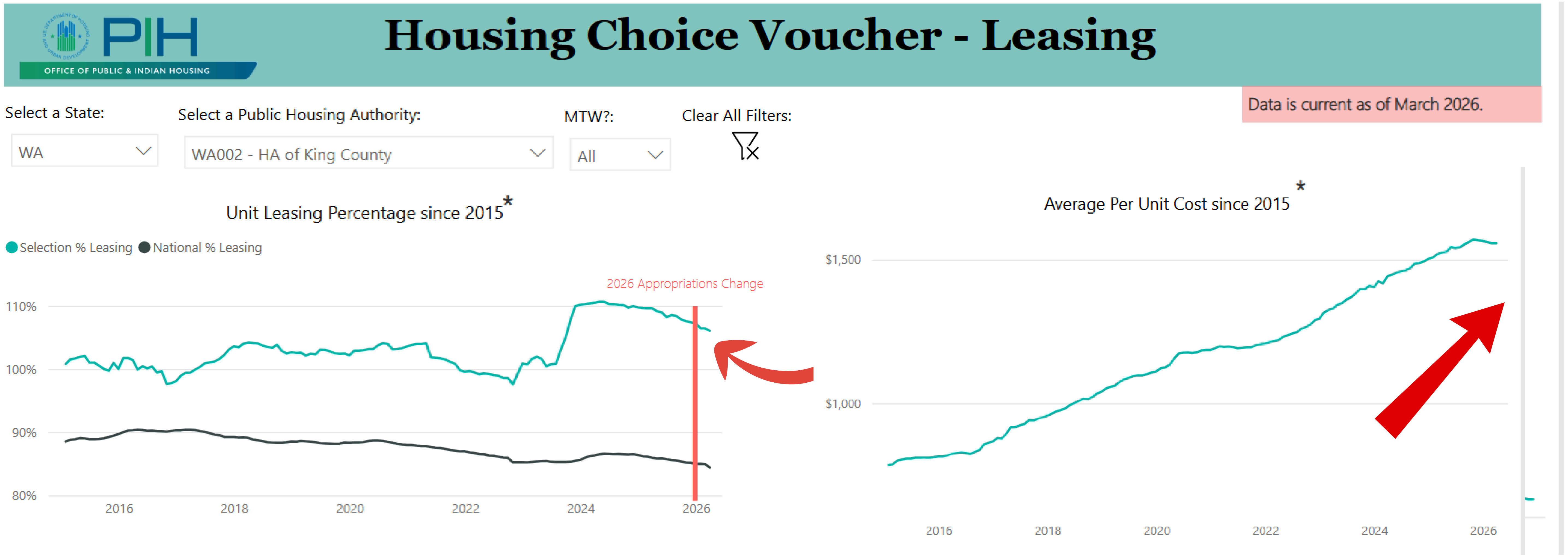
National HCV Utilization Rate



KCHA continues to outperform national leasing trends, maintaining a leasing rate of 106.31% compared to HUD's national average of 84.76%. This exceeds the agency's utilization goal of 100% and reflects the focus on proactive adjustments to the payment standards along with the engagement efforts that expand housing options and strengthen landlord participation.

***Through MTW fungability, only 39 Housing Authorities are able to exceed their leasing authority without financial consequences.**

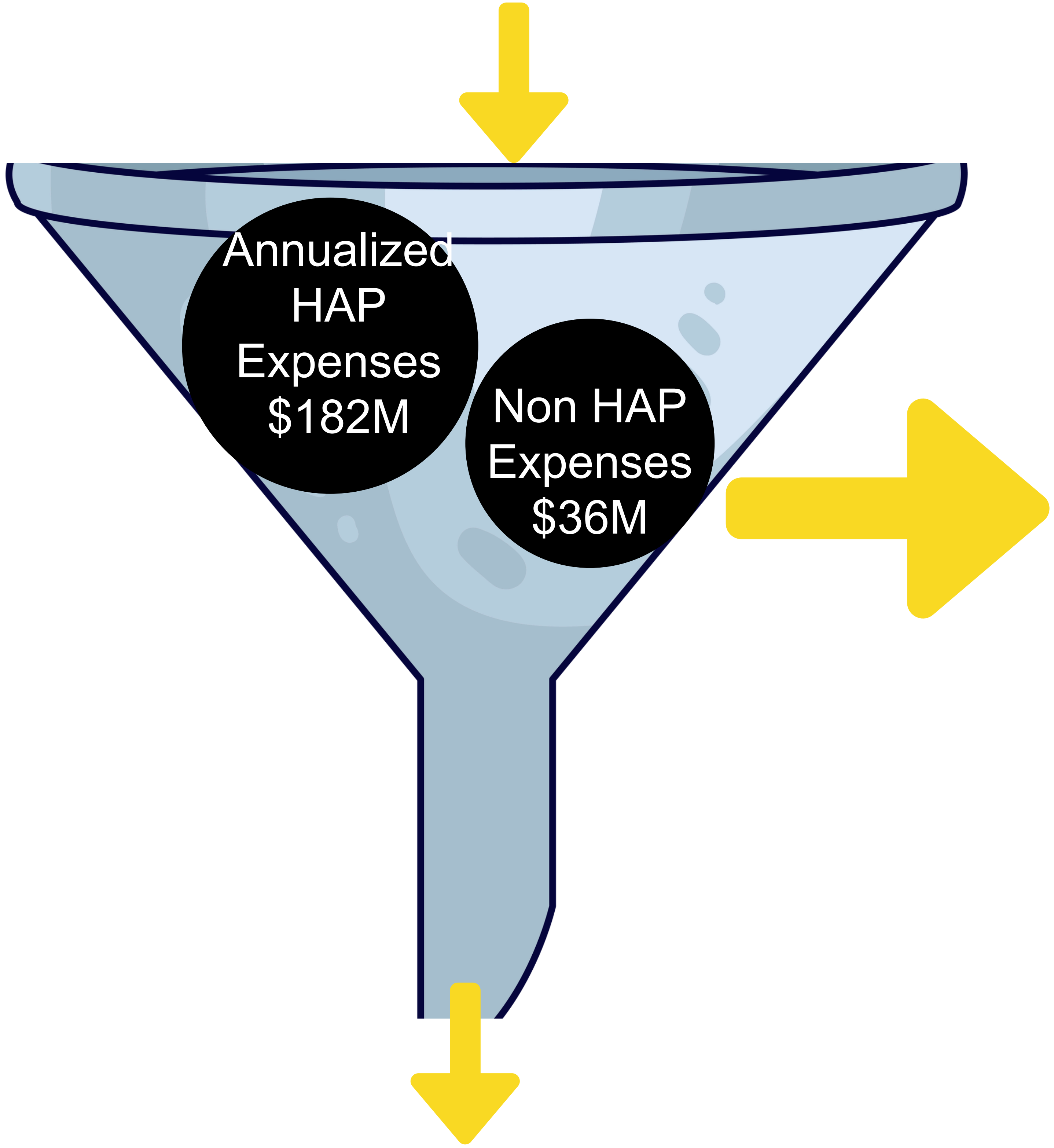
National Context - 2026



KCHA's strong utilization rate counters national trends of lower leasing percentages since 2015. Also note the 98% increase in Per unit Cost since 2015.

HCVP 2026 Budget

2026 HCV Block Grant HAP Funding $220 million



Operations

- Additional Public Housing Support
- Resident Services
- Homeless Housing Programs
- Social Impact Initiatives

Capital/Debt Service

- Rehabilitation Projects
- Unit Upgrades
- Small Capital Projects
- Debt Service Payments

$2.1million forcasted surplus at Year end

* Will be used in 2027 to fund EHV families & shortfall in VASH and PBV block grant.

2026 Initiatives

Thank You


Question
Q&A
Answer
WHAT? WHY? WHEN?
WHERE? WHO? HOW?

TAB NUMBER 7

King County Housing Authority

KCHA Board of Commissioners

- Richard Jackson
- Jerry Lee
- Regina Elmi
- Tina Keys

Memo

TO:	Board of Commissioners
FROM:	Wendy Teh, Executive Vice President
DATE	July 20, 2026
RE:	2026 Midyear Financial Forecast

EXECUTIVE SUMMARY

The Board adopted the Calendar Year 2026 Operating and Capital Budget ("2026 budget") via Resolution 5810 on December 15, 2025. The 2026 Midyear Financial Forecast includes revised assumptions and new information not part of the original budget process.

The 2026 Midyear Financial Forecast includes several adjustments that increase the projected cash balance at 12/31/2026 (excluding HUD held reserves) for KCHA Operations to $311.2 million, an increase of $18.3 million in unrestricted or programmatic cash. The primary drivers of this projected change include lower Housing Assistance Payments (HAP) to landlords, less than anticipated development expenses resulting in less debt needed, and reduced capital construction projects.

Exhibit A details the original 2026 Adopted Budget, the Total Forecasted Changes, and the 2026 Revised Budget for KCHA Operations. The Changes to Staffing section emphasizes new positions and changes to existing positions. Exhibit B summarizes total positions by department.

CONTEXT

The 2026 Midyear Financial Forecast provides the Board with an overall synopsis of the changes in the current and near-term fiscal outlook for KCHA compared to the Authority's adopted 2026 Budget. Included changes are generally limited to those with an aggregate financial impact of $1.0 million or greater. Although those affecting Moving to Work (MTW) funds with an aggregate impact of $500 thousand or greater are also included, as are other adjustments deemed significant.

Changes to the number of Full-Time Equivalent (FTE) employees are also included in this report to the Board of Commissioners and in the fiscal projection.

600 Andover Park W
Tukwila, WA 98188-3326
Phone 206-574-1100
Fax 206-574-1104

King County Housing Authority

FINANCIAL FORECAST HIGHLIGHTS

Federal Programs

Block Grant and Special Purpose Vouchers (SPV)

Revenue

KCHA historically uses conservative estimates of the HCV Renewal Funding Inflation Factor (RFIF) and prorate to derive budgeted block grant and special purpose voucher (SPV) revenue. As announced recently by HUD, actual 2026 RFIF was less than budget while the prorate level was above our original estimate. The 2026 RFIF of 0.386% is well below the original projection of 2.5% but the prorate of 100.632% is slightly above the budget of 99.5%, resulting in a $649 thousand increase in block grant revenue. For Special Purpose Vouchers including Mainstream, based on our current predictions, the combined effect on funding is a decrease of $24 thousand in revenue. For Emergency Housing Vouchers, revenue is $634 thousand more than originally budgeted but the program is still expected to sunset at the end of the year.

Expense

To date, the Per Unit Cost (PUC) for Housing Assistance Payments in the HCV program has been less than forecast in the budget. The 2026 Midyear Financial Forecast assumes an annualized increase of approximately 4% in the PUC between now and the end of the year for all KCHA SPV programs. The PUC for the remainder of the year for the block grant was projected based on actuals from January to May. The current forecast for 12/31/2026 is now $1,597.16, down from $1,692.13 in the original budget.

Total unit months leased (UML) are projected to remain relatively steady overall. Block grant UML for the remainder of the year was forecast based on current attrition rates. Due to decreased funding for the current year and anticipated funding challenges for the following year, there is a continued pause to lease up new participants to the program. However, attrition was not as high as anticipated and the 34 project-based vouchers earmarked for the development of the Burien Family Housing led to increased UML. The revised UML projection for the block grant is estimated at 9,402 versus the original budget of 9,373.

The lower PUC for the block grant results in a decrease of $6.5 million in projected HAP costs. In aggregate, the revised projections for PUC and UML for the SPV resulted in a decrease in HAP expenses of $912,316. HAP expense for Emergency Housing Vouchers is projected to decrease by $1.9 million, due to the continuing to transition of participants to available Public Housing units or Project-Based vouchers.

Ports-In

The 2026 Midyear Financial Forecast reflects a decrease of $519,000 of operating revenue related to HCV “Ports-In”, clients from other housing authorities who have moved into KCHA’s area of service.

Although it is anticipated that UMLs will remain steady, the lower PUC is causing HAP expense to decrease. Offsetting this decrease in HAP expense will be an equal decrease in revenue.

Public Housing

Through June, HUD has used an interim proration of 86.83% for the Public Housing Operating Fund Subsidy versus the budget of 90.0%, resulting in a decrease to the revenue forecast. Budgeted gross eligibility was estimated at $13.9 million, whereas actual gross eligibility is $13.7 million. After the current estimated prorate is applied, the operating fund subsidy revenue is expected to decrease by $542,490.

Capital Construction

Planned work by the Capital Construction department will see a reduction of $2.4 million. $1.0 million of this reduction is due to projects on hold and $1.4 million is due to projects in the development stage being estimated to spend 20% of the original budget through the end of 2026.

Development

The Development department will see an increase in revenue of $9.9 million due to changes on the project debts. Kirkland Heights project is wrapping up with last building completed in April, so there are only debt interest payments remaining after summer. In addition, the Trailhead project closes in July with construction starting right after and since the budget was submitted last year there have been many changes in the loans.

Support Services

The Support Services department will see an increase of $2.6 million. $2.5 million of this increase is due to WAEVCP Round 1 and Round 2 projects which include installing over 300 EV chargers at 22 properties, including all necessary electrical infrastructure upgrades. The project leverages $3.28 million in grant funding from the State of Washington department of Commerce, provided in two funding rounds. The estimated total project cost is $5.8 million. With smart charger placement, the project will provide the infrastructure to add an additional 140+ chargers without future digging or transformer/panel upgrades.

CHANGES TO STAFFING

The financial effect of mid-year personnel changes is anticipated to be an increase of approximately $1.2 million including benefits for 2026. Proposed personnel changes, excluding interdepartmental transfers, are presented here to provide clarity regarding new agency staffing needs. In total, KCHA's staffing is increasing by 14.0 FTEs. See below for details:

- Asset Management is adding an Asset Manager to help with the increased workload, a Project Manager to backfill for an upcoming retirement in December, and an Administrative Specialist to assist with the increased capital project workload
- Compliance is adding a Hearing Officer to bring grievance hearings in house
- Housing Choice Vouchers is adding an Administrative Specialist to provide administrative assistance for this large program along with 3 Senior Housing Specialists, and a Housing Specialist to support staff leave and hiring efficiency
- Information Technology is adding a Senior Management Analyst to support Yardi for the Housing Choice Voucher program
- Property Management is adding a Regional Maintenance Mechanic to support commercial buildings and the central office buildings
- Resident Services is adding a Resident Services Coordinator to assist with case load for various programs
- Social Impact is adding a Senior Housing Specialist to assist with the Dream to Keys program
- Support Services is adding a Senior Legal Advisor to provide in-house assistance for procurement, records compliance and development projects

Please see Exhibit B for authorized staffing and mid-year changes by department which includes all inter-departmental transfers.

King County Housing Authority

Exhibit A

2026 Operations Budget Reforecast

KCHA Operations (values in 1000s)	2026 Budget	Midyear Changes	2026 Revised Budget
Beginning Balance, Unrestricted Cash	**184,137**		**184,137**
Revenues			
Tenant Revenue	189,926	-	189,926
Operating Fund Subsidy from HUD	13,914	(542)	13,372
Section 8 Subsidy from HUD	279,820	739	280,560
Other Operating Revenue	91,473	-	91,473
Total Operating Revenues	575,133	197	575,330
Expenses			
Salaries & Benefits	(96,852)	(1,150)	(98,002)
Routine Maintenance, Utilities, Taxes & Insurance	(58,038)	-	(58,038)
Other Social Service Support Expenses & HAP	(319,754)	9,596	(310,158)
Administrative Support Expenses	(42,907)	-	(42,907)
Total Operating Expenses	(517,551)	8,446	(509,105)
Net Operating Income	57,582	8,643	66,225
Non-operating Revenue	22,761	207	22,967
Non-operating Expenses	(38,231)	(439)	(38,670)
Net Income	42,112	8,410	50,522
Other Sources/(Uses) of Cash			
Capital Projects and Acquisitions	(52,848)	(225)	(53,073)
Changes in Designated Cash	(3,366)	-	(3,366)
Changes in Restricted Cash	(356)	-	(356)
Changes in Receivables	2,326	(39,004)	(36,678)
Changes in Other Assets	82	-	82
Changes in Debt	(22,834)	48,425	25,591
Changes in Other Liabilities	(225)	710	
Changes in Equity	-	-	-
Total Other Sources/(Uses) of Cash	(77,221)	9,906	(67,800)
Transfer In from (Out to) Other Funds			
Transfers In from Other Funds	43,147	-	43,147
Transfers Out to Other Funds	(44,244)	-	(44,244)
Net Transfer In/(Out)	(1,097)	-	(1,097)
Net Change in Unrestricted Cash	(36,206)	18,316	(18,375)
Ending Balance, Unrestricted Cash	**147,931**	**18,316**	**166,247**
Ending Balance, Designated Cash	**109,833**	**-**	**109,833**
Ending Balance, Restricted Cash	**36,189**	**-**	**36,189**

King County Housing Authority

Exhibit B

2026 Staffing Reforecast

	2026 FTEs Authorized	Midyear Changes	2026 Revised FTEs	% Change
King County Housing Authority				
Office of the Executive Director				
Communications	2.0		2.0	0.0%
Executive & Policy/Intergovernmental	10.3		10.3	0.0%
Human Resources	25.0		25.0	0.0%
Information Technology	30.0	1.0	31.0	3.3%
Social Impact	21.0	1.0	22.0	4.8%
Total	88.3	2.0	90.3	2.3%
Construction & Weatherization				
Capital Construction	20.5		20.5	0.0%
Weatherization	17.5		17.5	0.0%
Total	38.0	-	38.0	0.0%
Asset Management & Development				
Asset Management	25.5	3.0	28.5	11.8%
Development	5.0		5.0	0.0%
Greenbridge	3.0		3.0	0.0%
Total	33.5	3.0	36.5	9.0%
Administrative Services				
Finance	30.0		30.0	0.0%
Procurement	2.0		2.0	0.0%
Support Services	15.0	1.0	16.0	6.7%
Total	47.0	1.0	48.0	2.1%
Housing Management				
Compliance	12.0	1.0	13.0	8.3%
Housing Choice Vouchers	119.0	5.0	124.0	4.2%
Housing Management	4.0		4.0	0.0%
Property Management	197.7	2.0	199.7	1.0%
Resident Services	41.0	-	41.0	0.0%
Safety & Security	3.0		3.0	0.0%
Total	376.7	8.0	384.7	2.1%
KCHA Total	**583.4**	**14.0**	**597.4**	**2.4%**
Sedro-Woolley Housing Authority				
Cedar Grove/Hillsview	2.1		2.1	0.0%
SWHA Total	**2.1**	**-**	**2.1**	**0.0%**
Combined Total Workforce				
King County Housing Authority	583.4	14.0	597.4	2.4%
Sedro Woolley Housing Authority	2.1	-	2.1	0.0%
TOTAL	**585.5**	**14.0**	**599.5**	**2.4%**

2026 Midyear Budget Review

Wendy Teh, EVP/CAO

July 20, 2026

Agenda

- Staffing Changes
- 2026 Midyear Forecast
- Year End Cash Impact
- 2027 Budget & More

Staffing Proposals

Total net change of all proposals is a 14 FTE increase with annual impact of approximately $2 million

Department	FTE	Position	Justification
Asset Management	1.0	Asset Manager	Increased portfolio size
Asset Management	1.0	Project Manager	Backfill for upcoming retirement
Asset Management	1.0	Administrative Specialist	Administrative support for growing portfolio
Compliance	1.0	Hearing Officer	Replacing contracted hearing officer
Housing Choice Voucher	1.0	Administrative Specialist	Administrative support needed
Housing Choice Voucher	1.0	Housing Specialist	Support staff on leave and hiring ahead
Housing Choice Voucher	3.0	Senior Housing Specialist	Support staff on leave and hiring ahead
Property Management – Maintenance	1.0	Regional Maintenance Mechanic	Support maintenance of commercial buildings and central office
Resident Services	1.0	Resident Services Coordinator	Increased capacity to support various resident programs
Social Impact	1.0	Senior Housing Specialist	Support for the Dream to Keys program
Support Services	1.0	Senior Legal Advisor	New position to oversee procurement and records compliance
Information Technology	1.0	Senior Management Analyst	Support agency systems needs
TOTAL	14.0		

Internal Transfers

Department From	Department To	FTEs	Roles
Resident Services	Property Management	1.0	Housing Program Manager responsible for overseeing tenant relocations transferred to Property Management due to increased visibility and higher volumes as a result of RAD

2026 Midyear Changes - Operations

Department	$ Impact	Key Drivers
Housing Choice Voucher	$10.3M	HAP expense reduction
Development	$9.9M	Reduction in expected spending resulting in less debt
Capital Construction	$2.4 M	Projects on hold and lower than anticipated costs
Support Services	($2.6M)	EV charging stations and additional vehicle purchases
Salaries & Benefits	($1.2 M)	Addition of 14 FTEs
Operating Fund Subsidy	($0.5 M)	86.83% proration vs 90% budgeted
Social Impact	($0.2 M)	Youth Violence Prevention Program
Total	$18.3 M	

Revised Year End Cash Reserves

(excluding HUD-held cash)

Cash Type	2026 Budget	Midyear Changes	Revised Cash
Unrestricted Cash	$147.9 M	$18.3 M	$166.2 M
Designated Cash	$109.8 M	-	$109.8 M
Restricted Cash	$36.2 M	-	$36.2 M
Total	$293.9 M	$18.3 M	$312.2 M

2027 Budget & More

- 2027 budget cycle has recently started and departments are busy entering their budgets for the upcoming year. The final budget will be presented to the Board in December for approval.
- Yardi financials implementation in October but it will not affect budgeting as we use a different software for budgets
- Emergency Housing Vouchers a risk for 2027 as the program sunsets at the of 2026
- S&P completed a rigorous, forwarding-looking analysis of KCHA as part of the upcoming Trailhead bond issuance, and we again received an AA rating.

Questions?

TAB NUMBER 8

July 20, 2026

KCHA

IN THE NEWS

King County Housing Authority

News Release

For immediate release

For more information contact:
King County Housing Authority
media@kcha.org
600 Andover Park W
Tukwila, WA 98188

New HUD-VASH vouchers will house 19 additional homeless veterans

June 30, 2026 — Tukwila

KCHA has received notice from the U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) for authority to administer 19 new vouchers with $287,841 in federal funds. With the new investment, KCHA can now provide rental assistance through HUD-VASH for a total of 1,269 formerly homeless veteran households.

The most recent Point-In-Time Count shows that 5 percent of people who report experiencing homelessness are veterans, and the number of people who are unsheltered across King County has increased 9 percent over the past two years.

HUD-VASH vouchers are designed to provide homeless veterans with access to rental assistance that is paired with case management and clinical services provided by the Department of Veteran Affairs (VA). Referrals to HUD-VASH are made through the VA Puget Sound and the King County Veterans Program.

KCHA's award is part of a $33 million investment from HUD-VASH, supporting more than 2,500 new vouchers for homeless veterans. Since 2010, significant bipartisan investments, including HUD-VASH vouchers, Permanent Supportive Housing, and other supportive services have been effective at reducing veteran homelessness across the country.

June at KCHA: Stories, Highlights & Updates

Brandon Bidwell
Digital Communications Specialist

2 min read

King County Housing Authority

June Communications Roundup

Welcome to our KCHA monthly roundup, where we highlight stories, milestones, and moments from across the agency. Each month, you'll find recent newsletters, videos, social media content, resident stories, staff achievements, and other highlights that showcase the impact of KCHA and the people behind the work.

You can also post in our Engage Community to share more.

The People of KCHA

In June, we had the special opportunity to highlight two outstanding KCHA employees. In recognizing them, we also celebrate the talent, perseverance, and impact found across our organization. Congratulations to Fanisha and Cherell on their well-deserved recognition and achievements.

Fanisha Terry

Being the first to achieve something is a special milestone, and Fanisha is the first graduate of the College Unbound program. We're excited to celebrate this achievement and the example she sets for others pursuing their education.

Watch Fanisha's speech

Cherell Burton

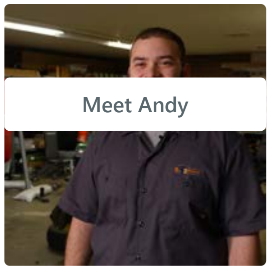
Cherell makes KCHA communities welcoming and beautiful every day, all while pursuing a degree in organizational leadership — making her appearance in Influential Women a well-earned recognition.

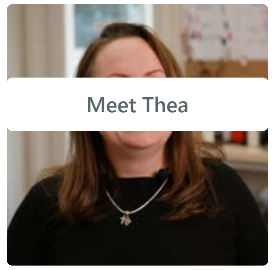
Read Cherell's story

Previous staff highlights

Have a story to tell? Reach ou

Share your work, spotlight a team, or help others learn more about the impact your department makes every day.





Anne Martens
Senior VP of Communications

Brandon Bidwell
Digital Communications Specialist

Happening Around KCHA

Greenbridge Tour

Staff welcomed current and potential Board Commissioners to Greenbridge for a tour showcasing KCHA's work to create vibrant, mixed-income communities. We explored the neighborhood, learned about its history and design, and saw how this award-winning, thoughtfully planned community benefits residents and the surrounding neighborhood.

2 of 15

Kent Community Tours

KCHA welcomed representatives from the King County Executive's Office for a tour of several KCHA communities in Kent. The visit highlighted how affordable housing, resident services, and community partnerships work together to support residents and families.

7 of 13

WISH Graduation

KCHA joined Highline College students, families, and partners to celebrate this important milestone and recognize the determination that brought each graduate to this achievement.

The celebration also highlighted our partnership with the Jeanette Rankin Foundation that helps make scholarships possible.

Bringing Our Work to Life Online

Highlighting KCHA programs that create opportunities for children, families, and communities and showcase their impact.

Celebrating the preservation of 193 affordable homes through KCHA's building purchases in 2024 and 2025.

Showcasing Rainier View as an affordable homeownership option for seniors.

Sharing a searchable map to find free summer meal options near you and provided information to get SUN Bucks.

Touring a KCHA property with Northwest Credible Messenger to envision what's possible through community-centered partnerships.

Celebrating the achievements of students participating in the While In School Housing (WISH) program.

Hosting a tour of KCHA communities to highlight the impact of affordable housing, resident services, and community partnerships.

Follow us on social!

Facebook

Instagram

YouTube

LinkedIn

Recent Newsletters

June 2026 Resident Newsletter

2025 Report to Community

May at KCHA: Stories, Highlights & Updates


Brandon Bidwell
Digital Communications Specialist

2 min read

King County Housing Authority

May Communications Roundup

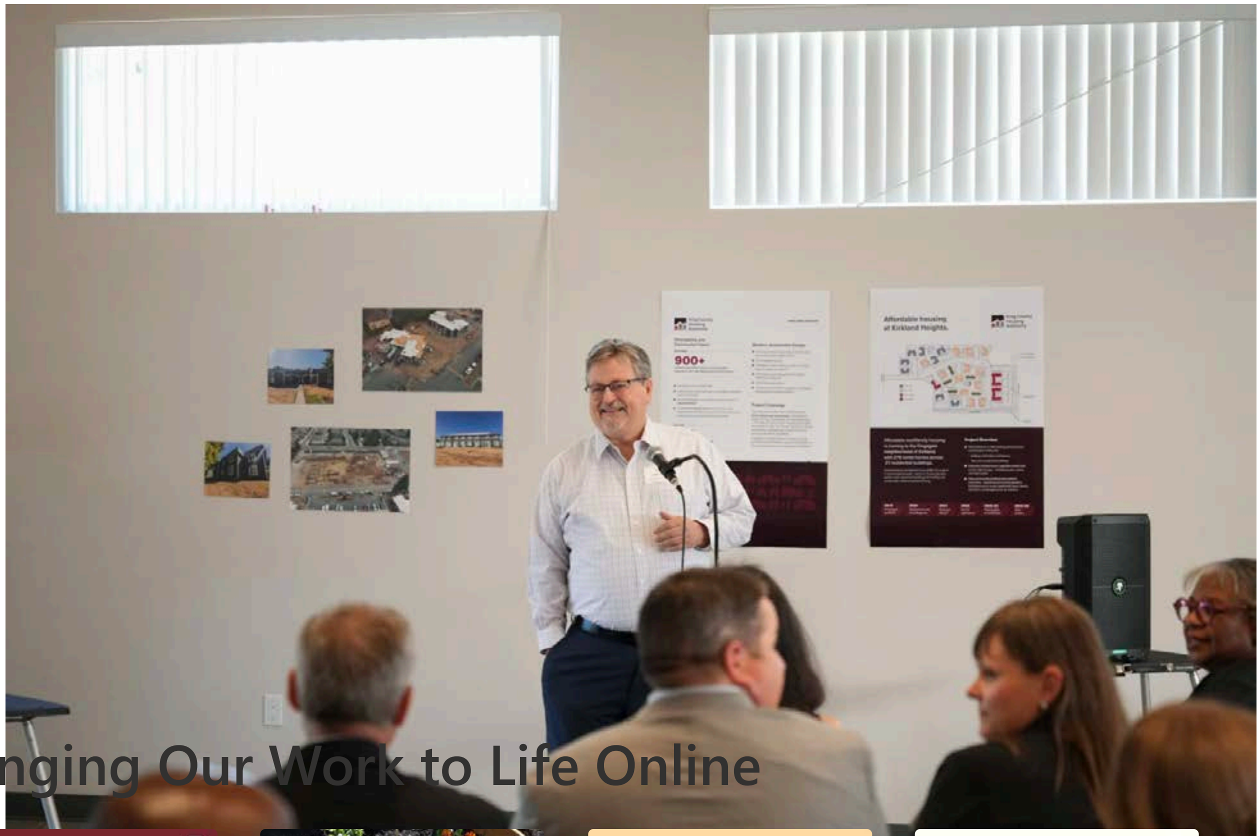
Welcome to the first edition of our KCHA monthly roundup. Each month, we'll bring together recent newsletters, videos, social media content, resident stories, staff stories, and special moments that showcase the impact of KCHA and the people behind the work.

You can also post in our Engage Community to share more.

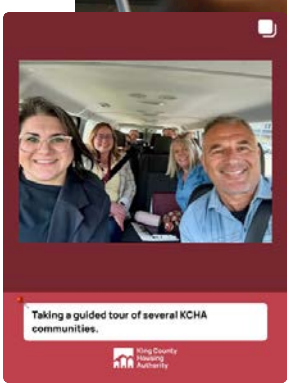
Kirkland Heights Grand Opening

The King County Housing Authority has officially opened Kirkland Heights, an affordable housing community in Kirkland. The multi-year redevelopment transformed a 1970s property into 276 modern, affordable homes while ensuring that residents could continue to live on-site during construction.

The new community features upgraded homes, family-friendly amenities, and sustainable design that keeps long-term housing costs down. Kirkland Heights preserves a 50-year legacy of housing for working families and expands access to affordable homes in a growing part of the region.



Bringing Our Work to Life Online



Touring KCHA communities with representatives from Executive Zahilay's Office to highlight programs and affordable housing efforts across King County

Celebrating the Northridge community where neighbors honor one another through shared gardens and everyday care

Sharing our 2025 Report to Community, highlighting the 50,000 people supported through affordable homes and opportunity-building programs.

Sharing a roundup of free meals, food banks, and pantries in Kirkland, Redmond, and Woodinville to help neighbors find nearby support.

$1.5M grant bringing efficient heat pumps to Brittany Park and Yardley Arms.

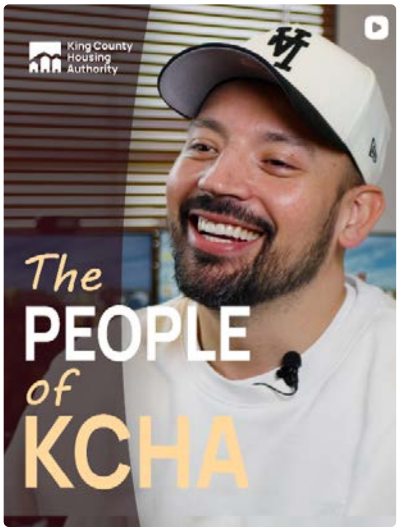
Celebrating World Bee Day by showcasing the 30,000 bees thriving in the Argyle hive.

Announcing the Youth Safety & Belonging Initiative to support young people.

Follow us on social!

- Facebook
- Instagram
- YouTube
- LinkedIn

The People of KCHA



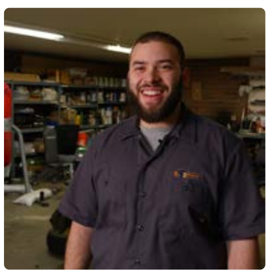
Meet Joe Ambler

Joe's career at KCHA has grown across multiple departments, from Section 8 to Helpdesk to his current role as an Infrastructure Support Specialist. He talks a lot about how coworkers and managers encouraged him at every step. What keeps him here is the mix of meaningful work, constant learning, and a team that genuinely feels like family. He loves that the job isn't just a paycheck - it's a place where he sees real impact every day.

Meet Joe

Previous staff highlights

Meet Maureen



Meet Andy

Meet Thea

Have a story to tell? Reach o

Share your work, spotlight a team, or help others learn more about the impact your department makes every day.

Anne Martens
Senior VP of Communications

Brandon Bidwell
Digital Communications Specialist

Recent Newsletters

May 2026 Resident Newsletter

2025 Report to Community