

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Board of Commissioners hereby:

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

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

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


JERRY LEE, Chair
Board of Commissioners


ROBIN WALLS
President/Chief Executive Officer
And Secretary-Treasurer

