



KCHA is a national leader in providing innovative and effective housing solutions so that people and communities can prosper. Every day we serve 19,000 low-income elderly, disabled, and family households in the area's 23 suburban cities and unincorporated King County. That's 55,000 individuals—about three times as many people as Key Arena can hold.

But the need is much greater than that. There were nearly 12,000 homeless people countywide in 2017, including nearly 2,200 seniors; about 5,000 people were living on the streets. Meanwhile, rents are rising faster than many incomes as our region experiences an economic boom—for some. At least 83,350 households in the county are living below the poverty level; even those earning twice that amount can't afford the rising rents.

**WE TRANSFORM
LIVES
THROUGH
HOUSING**



Our work focuses on the most vulnerable populations and providing long-term relief for struggling families. Research shows that stable, affordable housing prevents homelessness and plays a key role in healthy child development, successful educational outcomes, and family well-being.

But cost-effective solutions are about more than homes. Our work also includes support-enriched housing for people who are aging or disabled; short-term help for families facing homelessness and educational upheaval; new programs that reduce barriers to housing for veterans; and partnerships around health, education, and services that build a launchpad for family self-sufficiency.

In short, we're not your traditional housing agency. Our own work and the partnerships we create help the region develop housing and settlement patterns that are sustainable over the long term.



Preserving and Improving Existing Housing

With King County in the midst of an affordable housing and homelessness crisis, the need is more visible than ever. That's why we work so hard to preserve affordable housing. For example, when a private developer submitted plans to redevelop the Highland Village complex in Bellevue, replacing its 76 affordable apartments with for-sale, market-rate



townhomes, residents were threatened with upheaval and even homelessness.

KCHA stepped in, reaching an agreement with the builder to preserve the affordable complex and provide needed upgrades. Now these working families can stay in this vibrant neighborhood, where they're close to jobs, close to transit, and where their kids can continue their education uninterrupted. Moreover, KCHA is taking advantage of an affordable housing density bonus zoning opportunity at the site that will allow KCHA to add an additional 24 units of two- and three-bedroom apartment homes at the property. That's a win-win for the residents and the larger community.



Throughout the county, we take pride in keeping our 2,384 units of public housing looking as good—or better—than surrounding housing.

Revitalizing Communities

We're good neighbors. In White Center, one of the poorest corners in King County, we've partnered with private developers to buy and renovate troubled properties. On an even larger scale, we've replaced White Center's World War II-era public housing with two new master-planned communities, Seola Gardens and Greenbridge, featuring over 900 energy efficient townhomes, cottages, flats, apartments and for-sale market-rate homes near parks and schools. The redevelopment serves a broader mix of income levels than the properties it replaced while still retaining the same number of federally subsidized units for low-income households.

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kcha.org



After-school programs, a pea patch, parks, trails, and community spaces complete the vision.

Both projects are attractive, thoughtful, and forward-looking. When complete, the new income mix in this area will generate more than \$2 million annually in property taxes.

Reducing Homelessness

With staggeringly high rents in the county, the housing needs of low-income families aren't going to be met by the private market. Our public housing and Housing Choice Voucher (Section 8) programs offer good and stable housing options for these families, many of whom would be homeless without this assistance. Still, new families are becoming homeless every day. Highline

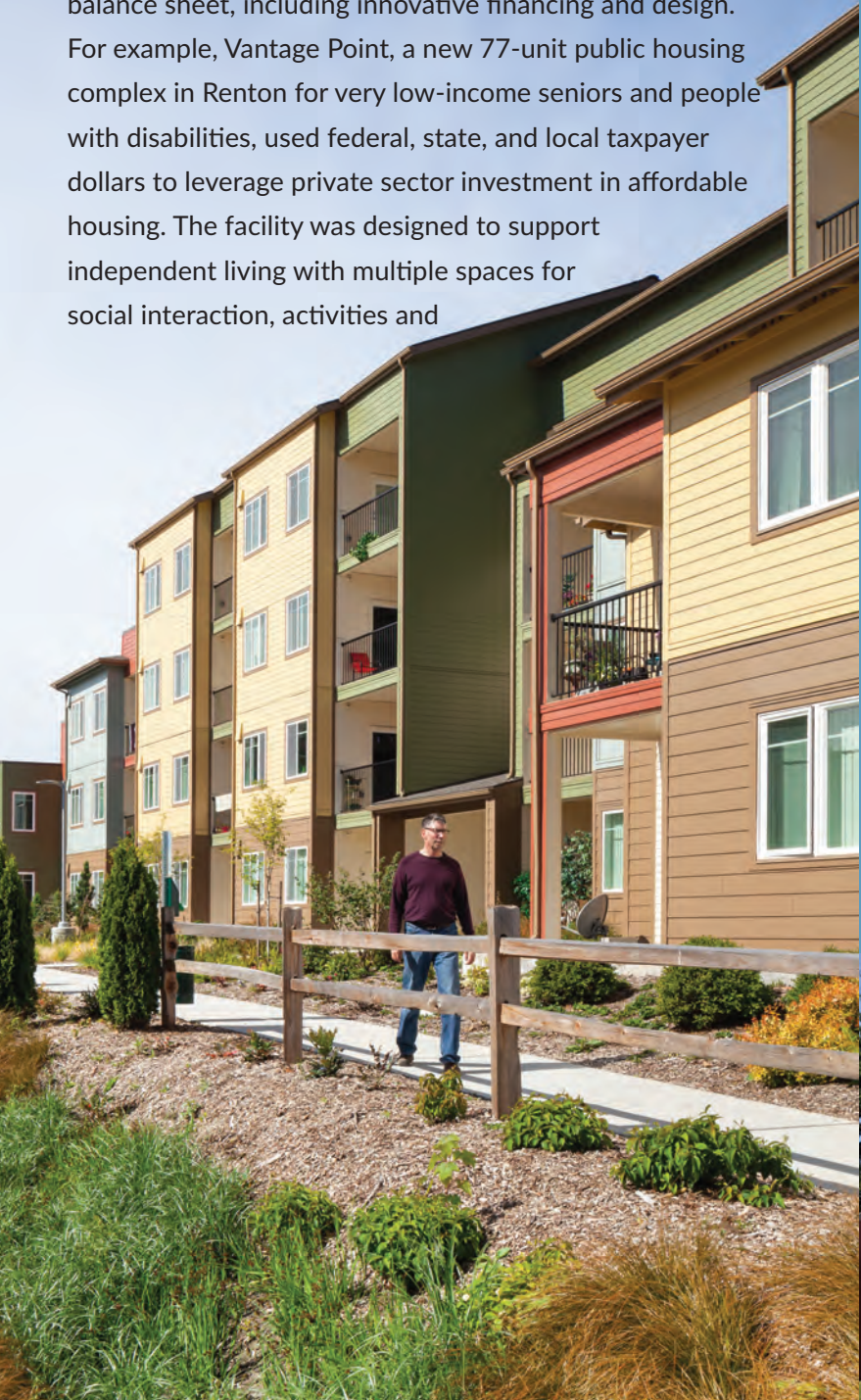
Public Schools (HPS) alone counts nearly 1,000 homeless students each year. That means 1,000 children whose education



is disrupted as families bounce around trying to find a place to stay. It also means added transportation costs for the district. In partnership with HPS, KCHA created the Student and Family Stability Initiative to rapidly rehouse these families, allowing kids to continue their school year rather than fall behind. We all understand that addressing the region's homeless crisis will require multi-faceted solutions. Educational opportunities help create the scaffolding to get families and children through tough times and allow them to achieve self-sufficiency.

Fostering Innovation

We're always looking for better ways to strengthen our balance sheet, including innovative financing and design. For example, Vantage Point, a new 77-unit public housing complex in Renton for very low-income seniors and people with disabilities, used federal, state, and local taxpayer dollars to leverage private sector investment in affordable housing. The facility was designed to support independent living with multiple spaces for social interaction, activities and



exercise, all within easy walking distance of everything from groceries to medical care. Secure, affordable housing has been shown to lengthen the time during which senior households can live independently, reducing in-patient stays and generating medical cost savings.

Strong Partnerships

Creating a launch pad for self-sufficiency involves building strong partnerships. Our partners include nonprofits; local, state, and federal government agencies; school districts; community colleges; resident and neighborhood groups; and businesses. A shining example is the William J. Wood Veterans House in Federal Way, which was built to help homeless veterans and their families overcome barriers to safe and stable housing. Each of the 44 service-enriched apartment homes are fully furnished, and the building features a computer room, a community room with kitchen, and a secure lobby, all aimed at helping the men and women who served our country to rebuild their lives. KCHA provides rental subsidies and the Department of Veterans Affairs provides case management and clinical services.



Smart Planning

Access to affordable housing near transit stations is a key state and local priority, and we've made it a central component of our strategy, too. For example, we purchased The Villages at South Station in Tukwila, the Corinthian Apartments and Abbey Ridge Apartments in SeaTac, and Ballinger Commons in Shoreline, totaling 917 units that accept Section 8 vouchers and are close to light rail. Strategic acquisitions are a cost-effective way to ensure low-income families have continued access to jobs, healthcare, and educational



opportunities. It also helps keep rents stable for families and budgets stable for KCHA in the midst of a runaway real estate market. Countywide, we also have prioritized geographic diversity by offering higher Section 8 subsidies in higher-cost, high opportunity areas of the county such as Bellevue and Redmond. The units blend unnoticed into the surrounding community.



Building a Sustainable Future

Our green practices have made us a national frontrunner among housing authorities. New developments are built using energy and water-efficient technologies ranging from stormwater management to waste reduction to solar power. Older buildings have been updated with energy-efficient appliances and windows, low-flow fixtures, and better insulation to help reduce total energy usage. Annually, we also help an average of 500 low-income households weatherize their homes. Our headquarters building, 700 Andover, in Tukwila, was built at a modest cost yet operates more efficiently than 95 percent of office buildings



in the region. All of this is in keeping with our triple-bottom line approach to sustainability, where returns on investment benefit the environment and people while also reducing the cost of maintaining the property.



Doing Good Work. And a Good Place to Work

With a workforce of about 400, KCHA employs problem-solvers of all kinds, including researchers, educational initiatives experts, a resource conservation department, accountants, project managers, and an executive team, in addition to the more traditional housing authority roles such as maintenance workers, property managers and housing inspectors. The work is interesting, fulfilling, and forward-thinking. We've been recognized nationally as one of the best—if not the best—housing authorities in the nation. Our employees are part of an engaged team that works together towards a shared goal: helping to meet the needs of the 55,000 low-income individuals who rely on our services every day. Benefits include medical, dental, vacation, pension, tuition fee reimbursements and a positive corporate culture and a commitment to a diverse workforce.

