King County Housing Authority

BOARD OF COMMISSIONERS HYBRID MEETING

Monday,
November 16, 2026

3:00pm



700 Andover Park West
Tukwila, WA 98188

King County Housing Authority

HYBRID MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Monday, November 16, 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 – October 19, 2026

V. Approval of Agenda

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

VII. Reports
A. Social Impact Department Overview **3**

B. 2025 Resident Characteristics **4**

C. Radon Mitigation **5**

VIII. President/CEO Report

IX. Commissioner Comments

X. 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
HYBRID MEETING

Monday, October 19, 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, October 19, 2026. There being a quorum, the hybrid meeting was called to order by Vice Chair Jackson at 3:00 p.m.

II. ROLL CALL

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

Excused: Commissioner Jerry Lee

Absent: Commissioner Regina Elmi

III. PUBLIC COMMENT

No public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – September 14, 2026

On motion by Commissioner Neal Black, and seconded by Commissioner Tina Keys, the Board unanimously approved the September 14, 2026 meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Tina Keys, and seconded by Commissioner Neal Black, the Board unanimously approved the October 19, 2026, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for August 2026

B. **Resolution No. 5833 -** Authorizing Changes to the Project-Based and Tenant-Based HCV Administrative Plans Relating to Informal Review and Hearing Procedures

C. **Resolution No. 5834 -** Authorizing Marc Garcia as contracting officer and signator

D. **Resolution No. 5835 -** Appointment of Auditing Officers for the Purpose of Certifying Obligations of the Authority in Accordance with RCW 42.24

On motion by Commissioner Neal Black, and seconded by Commissioner Tina Keys, the Board unanimously approved the October 19, 2026 hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. **Resolution No. 5836** – Authorizing the acquisition of the leasehold interest in Eastwood Square Apartments effective January 1, 2027.

Dave Allan, Senior VP of Asset Management presented the details of the proposed acquisition.

- 48 units – (34-2 bedroom and 14-3 bedroom)
- KCHA owns the land in the Eastwood Square property.
- Park Villa, LLC leases the improvements under a lease that began in 2001 and expires in 2056.

Questions of Commissioners were answered.

On motion by Commissioner Neal Black, and seconded by Commissioner Tina Keys, the Board unanimously approved Resolution No. 5836.

B. **Resolution No. 5837** – Approval of KCHA's Moving to Work Annual Plan for Fiscal Year 2027

Grace Wood, MTW Program Manager presented the final version of the plan for the request of board approval.

New Activities

- 2027-1 Housing Assistance for Justice Involved Individual
- 2027-2 Direct Rental Assistance

Questions of Commissioners were answered.

On motion by Commissioner Neal Black, and seconded by Commissioner Tina Keys, the Board unanimously approved Resolution No. 5837.

C. **Resolution No. 5838** – COLA

Tonya Harlan, Executive VP of People and Culture brought forward the COLA Resolution for KCHA employees.

On motion by Commissioner Neal Black, and seconded by Commissioner Tina Keys, the Board unanimously approved Resolution No. 5838.

VIII. BRIEFINGS AND REPORTS

A. KCHA Debt and Credit Dashboard

Joanie Monaghan and Andres Ramos from CSG Advisors presented to the Board.

Dashboard will answer:

- What do we owe/what is our debt profile today
- What do our debt obligations look like over the next 12-60 months
- Which obligations could create liquidity, refinancing or covenant pressure?
- Where can we reduce cost, simplify the portfolio or improve flexibility?
- What decisions need to be made, by whom and when?

B. KCHA 5 Year Financial Forecast Update

Craig Violante, Advisor to the CEO gave a top-level forecast for the board.

VIII. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave updates:

- As we will have our Off-Site Board Retreat in November, these are the two funding environments, as we talk about KCHA's development activities and acquisition activities moving forward for the Board.
- In 2023, we engaged upon a transition for our enterprise software. Last week we went live with YARDI, which is a three-year transformation. The initial phase is focused on our internal processes. The tenant portal, Rent Café, and the landlord Portal will launch early next year but this has been a heavy lift so congratulations to Steven, Mayra, Jenny and the IT Team for this three-year transformation.
- Next week we will go live with out new website. We have been transitioning our website for about a year. KCHA.org will have a new look.
- We had a closing for four of the six properties in our first RAD Cohort: Briarwood, Brittany Park, Lake House and Monroe Manor. There are two additional properties that I anticipate closing by the end of next week.
- Emergency Housing Vouchers Update – HUD issued a notice a couple of weeks ago for housing authorities that still have participants on EHV's. Just as a reminder – these were vouchers that were awarded via the American Rescue Plan in 2021 for families and individuals that were chronically homeless or victims of domestic violence. That program was expected to sunset in 2030, but due to funding that has been expended, it will be sunsetting at the end of this year. HA's were instructed to convert the families to tenant protection vouchers. KCHA had been in the process of transitioning the remaining families. We had around 500 from Tenant EHVP. We offered them either project-based vouchers or public housing units. Depending on clarity we have with Congress with respect to final funding after appropriation for any families that we are not able to transition.
- National News-Moving to Work. Craig's presentation focused and showed how KCHA's MTW status in integral in terms of our financial picture. There are

challenges facing HA's, particularly what is known as the original cohort for MTW Authorities have opted out of their MTW agreements and signed expansion agreements. The MTW HA's, current agreements with HUD, we have an extension that goes until 2038, in which were to continue our funding and core operations. At the core of the issue that is impacting the original HA's is the funding formula. Our funding is based on our baseline at the time that we entered into our original MTW agreement, which for KCHA is 2009. For non-MTW HA's, their funding is tied to last year's funding level. Meaning non-MTW HA's, whatever your HCV funding is, it's funded at your previous years funding plus the RFIF (Renewal Funding Inflation Factor). The expansion agreement removes certain key components, such as the ability to have reserves. One of the challenges with respect to reserves is that our S&P rating, where we have shortfalls, we have used GAAP funding, that ability would be removed. The original MTW HA's have convened a series of talks via the MTW Collaborative to discuss. I will continue to update on this.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

None.

XII. ADJOURNMENT

Vice-Chair Jackson adjourned the meeting at 4:51 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: Olivia Hunsinger, Assistant Vice President of Finance

Date: November 9, 2026

Re: **VOUCHER CERTIFICATION FOR SEPTEMBER 2026**

Bank Wire/ACH	**Subtotal**	8,659,284.06
Accounts Payable Vouchers		
Key Bank Check Run		8,822,618.96
Tenant Accounting Check Run		9,643.19
Key Bank Hand Write-Check		-
	Subtotal	8,832,262.15
Payroll Vouchers		
Direct Deposit		3,015,079.15
Checks		37,508.92
	Subtotal	3,052,588.07
Section 8 Program Vouchers		
HAP/UHAP Checks		1,571,473.89
Refund Checks		43,448.42
Direct Deposit		21,238,994.61
	Subtotal	22,853,916.92
Purchase Card/ACH Withdrawal	**Subtotal**	450,480.33
	Grand Total	**43,848,531.53**

I, Olivia Hunsinger, 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.

Olivia Hunsinger

Olivia Hunsinger
Assistant Vice President of Finance
November 9, 2026

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

FROM: Dave Allan, Senior VP of Asset Management

SUBJECT: **VOUCHER CERTIFICATION FOR SEPTEMBER**

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	09/02/2026	$ 18,807.69	A/P + Payroll	
Hampton Greens	09/02/2026	$ 116,026.48	A/P + Payroll	
Kendall Ridge	09/02/2026	$ 20,973.74	A/P + Payroll	
Landmark	09/02/2026	$ 20,257.11	A/P + Payroll	
Riverstone	09/02/2026	$ 81,303.71	A/P + Payroll	
Salmon Creek	09/02/2026	$ 6,143.93	A/P	
Woodside East	09/02/2026	$ 49,978.74	A/P + Payroll	
Alpine Ridge	09/03/2026	$ 2,076.00	A/P	
Arbor Heights	09/03/2026	$ 14,007.24	A/P	
Aspen Ridge	09/03/2026	$ 20,014.24	A/P	
Auburn Square	09/03/2026	$ 11,423.74	A/P	
Carriage	09/03/2026	$ 12,433.18	A/P	
Carrington	09/03/2026	$ 16,340.36	A/P	
Cascadian	09/03/2026	$ 11,042.72	A/P	
Colonial Gardens	09/03/2026	$ 5,235.56	A/P	
Fairwood	09/03/2026	$ 6,551.29	A/P	
Haven	09/03/2026	$ 59,775.27	A/P	
Heritage Park	09/03/2026	$ 15,679.79	A/P	
Highlander House	09/03/2026	$ 361.95	A/P	
Laurelwood	09/03/2026	$ 5,063.27	A/P	
Meadows	09/03/2026	$ 3,291.03	A/P	
Newport	09/03/2026	$ 6,287.27	A/P	
Overlake	09/03/2026	$ 38,508.74	A/P	
Parkwood	09/03/2026	$ 3,969.44	A/P	
Pinewood Village	09/03/2026	$ 98,069.49	A/P	
Plum Court	09/03/2026	$ 33,295.26	A/P	
Rainier View I	09/03/2026	$ 21,356.82	A/P	

	Rainier View Ii	09/03/2026	$	6,088.35	A/P	
	Sandpiper East	09/03/2026	$	21,495.94	A/P	
	Si View	09/03/2026	$	4,383.32	A/P	
	Southwood Square	09/03/2026	$	1,585.42	A/P	
	Sterling Ridge	09/03/2026	$	74,871.95	A/P	
	The Newporter	09/03/2026	$	24,906.02	A/P	
	Timberwood	09/03/2026	$	3,656.10	A/P	
	Vashon Terrace	09/03/2026	$	468.98	A/P	
	Walnut Park	09/03/2026	$	8,115.00	A/P	
	Windsor Heights	09/03/2026	$	30,134.06	A/P	
	Woodridge Park	09/03/2026	$	41,569.99	A/P	
	Argyle	09/09/2026	$	73,608.32	A/P	
	Ballinger Commons	09/09/2026	$	225,415.15	A/P	
	Bellepark	09/09/2026	$	130,402.55	A/P	
	Brier Woods	09/09/2026	$	23,578.57	A/P	
	Emerson	09/09/2026	$	46,539.64	A/P	
	Hampton Greens	09/09/2026	$	100,083.65	A/P	
	Kendall Ridge	09/09/2026	$	133,997.45	A/P	
	Landmark	09/09/2026	$	21,620.54	A/P	
	Riverstone	09/09/2026	$	20,156.82	A/P	
	Surrey Downs	09/09/2026	$	34,261.06	A/P	
	Tall Cedars	09/09/2026	$	23,934.68	A/P	
	Villages At South Station	09/09/2026	$	34,651.27	A/P	
	Alpine Ridge	09/10/2026	$	917.19	A/P + Payroll	
	Arbor Heights	09/10/2026	$	12,369.99	A/P + Payroll	
	Argyle	09/10/2026	$	16,961.91	Payroll	
	Aspen Ridge	09/10/2026	$	22,378.51	A/P + Payroll	
	Auburn Square	09/10/2026	$	29,217.50	A/P + Payroll	
	Ballinger Commons	09/10/2026	$	44,731.11	Payroll	
	Brier Woods	09/10/2026	$	16,623.11	Payroll	
	Carriage	09/10/2026	$	36,267.72	A/P + Payroll	
	Carrington	09/10/2026	$	38,954.33	A/P + Payroll	
	Cascadian	09/10/2026	$	97,635.18	A/P + Payroll	
	Colonial Gardens	09/10/2026	$	13,542.10	A/P + Payroll	
	Cottonwood	09/10/2026	$	24,293.76	A/P + Payroll + OCR	
	Cove East	09/10/2026	$	60,801.48	A/P + Payroll + OCR	
	Eastbridge	09/10/2026	$	127,855.10	A/P + Payroll + OCR	
	Emerson	09/10/2026	$	21,202.64	Payroll	
	Fairwood	09/10/2026	$	29,609.95	A/P + Payroll	

	Gilman Square	09/10/2026	$	144,785.75	A/P + Payroll	
	Haven	09/10/2026	$	217,726.10	A/P + Payroll	
	Henry House	09/10/2026	$	9,249.73	A/P + Payroll + OCR	
	Heritage Park	09/10/2026	$	19,414.97	A/P + Payroll	
	Highlander House	09/10/2026	$	4,415.62	A/P + Payroll	
	Juanita View	09/10/2026	$	41,859.10	A/P + Payroll + OCR	
	Laurelwood	09/10/2026	$	31,574.71	A/P + Payroll	
	Meadowbrook	09/10/2026	$	52,341.03	A/P + Payroll	
	Meadows	09/10/2026	$	21,548.88	A/P + Payroll	
	Newport	09/10/2026	$	24,853.01	A/P + Payroll	
	Nia	09/10/2026	$	45,035.59	A/P + Payroll + OCR	
	Overlake	09/10/2026	$	52,733.20	A/P + Payroll	
	Parkwood	09/10/2026	$	31,035.79	A/P + Payroll	
	Pinewood Village	09/10/2026	$	24,548.54	A/P + Payroll	
	Plum Court	09/10/2026	$	14,590.67	A/P + Payroll	
	Rainier View I	09/10/2026	$	2,295.95	A/P	
	Salmon Creek	09/10/2026	$	68,904.38	A/P + Payroll + OCR	
	Sandpiper East	09/10/2026	$	82,307.81	A/P + Payroll	
	Seola Crossing	09/10/2026	$	97,917.88	A/P + Payroll	
	Seola Crossing	09/10/2026	$	45,934.64	A/P + Payroll	
	Si View	09/10/2026	$	495.33	A/P	
	Sixth Place	09/10/2026	$	14,959.46	A/P + Payroll + OCR	
	Southwood Square	09/10/2026	$	30,002.46	A/P + Payroll	
	Sterling Ridge	09/10/2026	$	38,774.38	A/P + Payroll	
	Surrey Downs	09/10/2026	$	12,971.07	A/P + Payroll	
	The Newporter	09/10/2026	$	22,915.56	A/P + Payroll	
	Timberwood	09/10/2026	$	50,887.90	A/P + Payroll	
	Vashon Terrace	09/10/2026	$	560.00	A/P	
	Villages At South Station	09/10/2026	$	14,730.81	A/P + Payroll	
	Walnut Park	09/10/2026	$	69,030.76	A/P + Payroll	
	Windsor Heights	09/10/2026	$	57,193.26	A/P + Payroll	
	Woodridge Park	09/10/2026	$	44,715.09	A/P + Payroll	
	Argyle	09/11/2026	$	1,594.84	A/P	
	Ballinger Commons	09/11/2026	$	6,158.29	A/P	
	Brier Woods	09/11/2026	$	462.63	A/P	
	Emerson	09/11/2026	$	334.46	A/P	
	Gilman Square	09/11/2026	$	423.15	A/P	
	Meadowbrook	09/11/2026	$	4,855.38	A/P	
	Surrey Downs	09/11/2026	$	16.22	A/P	

	Villages At South Station	09/11/2026	$ 20,496.85	A/P	
	Bellepark	09/16/2026	$ 61,609.63	A/P + Payroll	
	Hampton Greens	09/16/2026	$ 62,429.89	A/P + Payroll	
	Kendall Ridge	09/16/2026	$ 90,562.11	A/P + Payroll	
	Landmark	09/16/2026	$ 101,987.18	A/P + Payroll	
	Riverstone	09/16/2026	$ 43,425.00	A/P + Payroll	
	Woodside East	09/16/2026	$ 21,241.27	A/P + Payroll	
	Alpine Ridge	09/17/2026	$ 729.77	A/P	
	Arbor Heights	09/17/2026	$ 6,943.40	A/P	
	Aspen Ridge	09/17/2026	$ 51,754.51	A/P	
	Auburn Square	09/17/2026	$ 14,238.32	A/P	
	Carriage	09/17/2026	$ 12,547.48	A/P	
	Carrington	09/17/2026	$ 7,049.52	A/P	
	Cascadian	09/17/2026	$ 16,678.57	A/P	
	Fairwood	09/17/2026	$ 24,134.95	A/P	
	Haven	09/17/2026	$ 7,647.66	A/P	
	Heritage Park	09/17/2026	$ 297.06	A/P	
	Laurelwood	09/17/2026	$ 2,368.06	A/P	
	Meadows	09/17/2026	$ 16,643.48	A/P	
	Newport	09/17/2026	$ 9,787.29	A/P	
	Overlake	09/17/2026	$ 400,000.00	A/P	
	Overlake	09/17/2026	$ 312,380.71	A/P	
	Parkwood	09/17/2026	$ 4,739.86	A/P	
	Pinewood Village	09/17/2026	$ 12,561.75	A/P	
	Plum Court	09/17/2026	$ 50,128.87	A/P	
	Rainier View I	09/17/2026	$ 9,428.13	A/P	
	Rainier View Ii	09/17/2026	$ 5,425.48	A/P	
	Sandpiper East	09/17/2026	$ 37,801.83	A/P	
	Si View	09/17/2026	$ 4,250.35	A/P	
	Southwood Square	09/17/2026	$ 8,776.76	A/P	
	Sterling Ridge	09/17/2026	$ 154,590.70	A/P	
	Tall Cedars	09/17/2026	$ 11,212.10	A/P	
	The Newporter	09/17/2026	$ 9,183.01	A/P	
	Timberwood	09/17/2026	$ 83,151.09	A/P	
	Vashon Terrace	09/17/2026	$ 2,826.42	A/P	
	Walnut Park	09/17/2026	$ 21,325.90	A/P	
	Windsor Heights	09/17/2026	$ 40,456.34	A/P	
	Woodridge Park	09/17/2026	$ 26,487.95	A/P	
	Alpine Ridge	09/18/2026	$ 11,700.00	Q3.2026 Distribution	

	Argyle	09/18/2026	$	200,000.00	Q3.2026 Distribution	
	Auburn Square	09/18/2026	$	200,000.00	Q3.2026 Distribution	
	Ballinger Commons	09/18/2026	$	2,400,000.00	Q3.2026 Distribution	
	Brier Woods	09/18/2026	$	900,000.00	Q3.2026 Distribution	
	Carriage	09/18/2026	$	133,000.00	Q3.2026 Distribution	
	Carrington	09/18/2026	$	300,000.00	Q3.2026 Distribution	
	Cascadian	09/18/2026	$	73,000.00	Q3.2026 Distribution	
	Cottonwood	09/18/2026	$	200,000.00	Q3.2026 Distribution	
	Cove East	09/18/2026	$	200,000.00	Q3.2026 Distribution	
	Emerson	09/18/2026	$	500,000.00	Q3.2026 Distribution	
	Fairwood	09/18/2026	$	50,000.00	Q3.2026 Distribution	
	Gilman Square	09/18/2026	$	200,000.00	Q3.2026 Distribution	
	Henry House	09/18/2026	$	150,000.00	Q3.2026 Distribution	
	Heritage Park	09/18/2026	$	95,000.00	Q3.2026 Distribution	
	Meadowbrook	09/18/2026	$	50,000.00	Q3.2026 Distribution	
	Parkwood	09/18/2026	$	100,000.00	Q3.2026 Distribution	
	Pinewood Village	09/18/2026	$	245,000.00	Q3.2026 Distribution	
	Riverstone	09/18/2026	$	400,000.00	Q3.2026 Distribution	
	Sandpiper East	09/18/2026	$	225,000.00	Q3.2026 Distribution	
	Surrey Downs	09/18/2026	$	400,000.00	Q3.2026 Distribution	
	The Newporter	09/18/2026	$	147,000.00	Q3.2026 Distribution	
	Timberwood	09/18/2026	$	750,000.00	Q3.2026 Distribution	
	Villages At South Station	09/18/2026	$	250,000.00	Q3.2026 Distribution	
	Argyle	09/23/2026	$	28,120.71	A/P + Payroll	
	Ballinger Commons	09/23/2026	$	243,066.57	A/P + Payroll	
	Bellepark	09/23/2026	$	57,530.69	A/P	
	Brier Woods	09/23/2026	$	77,034.44	A/P + Payroll	
	Emerson	09/23/2026	$	216,687.06	A/P + Payroll	
	Gilman Square	09/23/2026	$	25,913.09	A/P + Payroll	
	Gilman Square	09/23/2026	$	9,528.46	A/P + Payroll	
	Hampton Greens	09/23/2026	$	161,138.82	A/P	
	Kendall Ridge	09/23/2026	$	9,496.26	A/P	
	Landmark	09/23/2026	$	2,855.22	A/P	
	Meadowbrook	09/23/2026	$	58,504.30	A/P + Payroll	
	Meadowbrook	09/23/2026	$	13,937.67	A/P + Payroll	
	Riverstone	09/23/2026	$	46,941.44	A/P	
	Surrey Downs	09/23/2026	$	100,741.54	A/P + Payroll	
	Tall Cedars	09/23/2026	$	3,835.34	A/P	
	Villages At South Station	09/23/2026	$	134,389.47	A/P + Payroll	

	Woodside East	09/23/2026	$	16,182.97	A/P	
	Alpine Ridge	09/24/2026	$	6,183.19	A/P + Payroll	
	Arbor Heights	09/24/2026	$	35,831.68	A/P + Payroll	
	Aspen Ridge	09/24/2026	$	16,437.24	A/P + Payroll	
	Auburn Square	09/24/2026	$	44,515.79	A/P + Payroll	
	Carriage	09/24/2026	$	53,926.14	A/P + Payroll	
	Carrington	09/24/2026	$	14,810.82	A/P + Payroll	
	Cascadian	09/24/2026	$	31,480.03	A/P + Payroll	
	Colonial Gardens	09/24/2026	$	37,326.03	A/P + Payroll	
	Cottonwood	09/24/2026	$	16,791.83	A/P + Payroll	
	Cove East	09/24/2026	$	29,739.78	A/P + Payroll	
	Eastbridge	09/24/2026	$	58,152.54	A/P + Payroll + OCR	
	Fairwood	09/24/2026	$	30,472.25	A/P + Payroll	
	Haven	09/24/2026	$	82,659.01	A/P + Payroll	
	Henry House	09/24/2026	$	14,603.77	A/P + Payroll + OCR	
	Heritage Park	09/24/2026	$	11,500.87	A/P + Payroll	
	Highlander House	09/24/2026	$	7,187.19	A/P + Payroll	
	Juanita View	09/24/2026	$	13,219.29	A/P + Payroll	
	Laurelwood	09/24/2026	$	35,206.95	A/P + Payroll	
	Meadows	09/24/2026	$	19,884.44	A/P + Payroll	
	Newport	09/24/2026	$	79,476.63	A/P + Payroll	
	Nia	09/24/2026	$	26,231.59	A/P + Payroll + OCR	
	Overlake	09/24/2026	$	69,090.33	A/P + Payroll	
	Parkwood	09/24/2026	$	21,612.58	A/P + Payroll	
	Pinewood Village	09/24/2026	$	14,604.90	A/P + Payroll	
	Plum Court	09/24/2026	$	24,087.47	A/P + Payroll	
	Rainier View I	09/24/2026	$	44,591.68	A/P	
	Rainier View Ii	09/24/2026	$	7,604.92	A/P	
	Salmon Creek	09/24/2026	$	22,394.87	A/P + Payroll + OCR	
	Sandpiper East	09/24/2026	$	35,808.58	A/P + Payroll	
	Seola Crossing	09/24/2026	$	116,816.38	A/P + Payroll + OCR	
	Seola Crossing	09/24/2026	$	25,024.80	A/P + Payroll + OCR	
	Si View	09/24/2026	$	16,904.92	A/P	
	Sixth Place	09/24/2026	$	7,290.63	A/P + Payroll + OCR	
	Southwood Square	09/24/2026	$	14,145.39	A/P + Payroll	
	Sterling Ridge	09/24/2026	$	27,955.06	A/P + Payroll	
	The Newporter	09/24/2026	$	51,512.26	A/P + Payroll	
	Timberwood	09/24/2026	$	22,764.02	A/P + Payroll	
	Vashon Terrace	09/24/2026	$	3,117.55	A/P	

Walnut Park	09/24/2026	$	19,537.80	A/P + Payroll	
Windsor Heights	09/24/2026	$	53,818.31	A/P + Payroll	
Woodridge Park	09/24/2026	$	19,565.61	A/P + Payroll	
Bellepark	09/30/2026	$	15,126.00	A/P + Payroll	
Hampton Greens	09/30/2026	$	48,674.47	A/P + Payroll	
Kendall Ridge	09/30/2026	$	33,570.81	A/P + Payroll	
Landmark	09/30/2026	$	23,650.74	A/P + Payroll	
Riverstone	09/30/2026	$	126,167.75	A/P + Payroll	
Woodside East	09/30/2026	$	90,841.05	A/P + Payroll	

Total Amount	$	16,556,134.11

TAB NUMBER 3

King County Housing Authority



Social Impact Department

Kristy Johnson, Senior VP

Kristin Pace, Assistant VP

November 16, 2026
Board of Commissioners Meeting

Using Data, Partnerships, and Innovation to Expand Opportunity and Improve Outcomes

1. RESIDENT & COMMUNITY INSIGHT
2. DATA, RESEARCH & EVALUATION
3. LEVERAGING MTW FLEXIBILITY TO MEET LOCAL NEED
4. CROSS-SECTOR PARTNERSHIPS
5. CONTINUOUS IMPROVEMENT

Creating Pathways to Stability, Opportunity, and Long-Term Success

Social Impact: Key Areas of Impact

- Research & Evaluation
- HCV Homeownership
- Education Initiatives for Youth
- Homeless Initiatives



Research & Evaluation

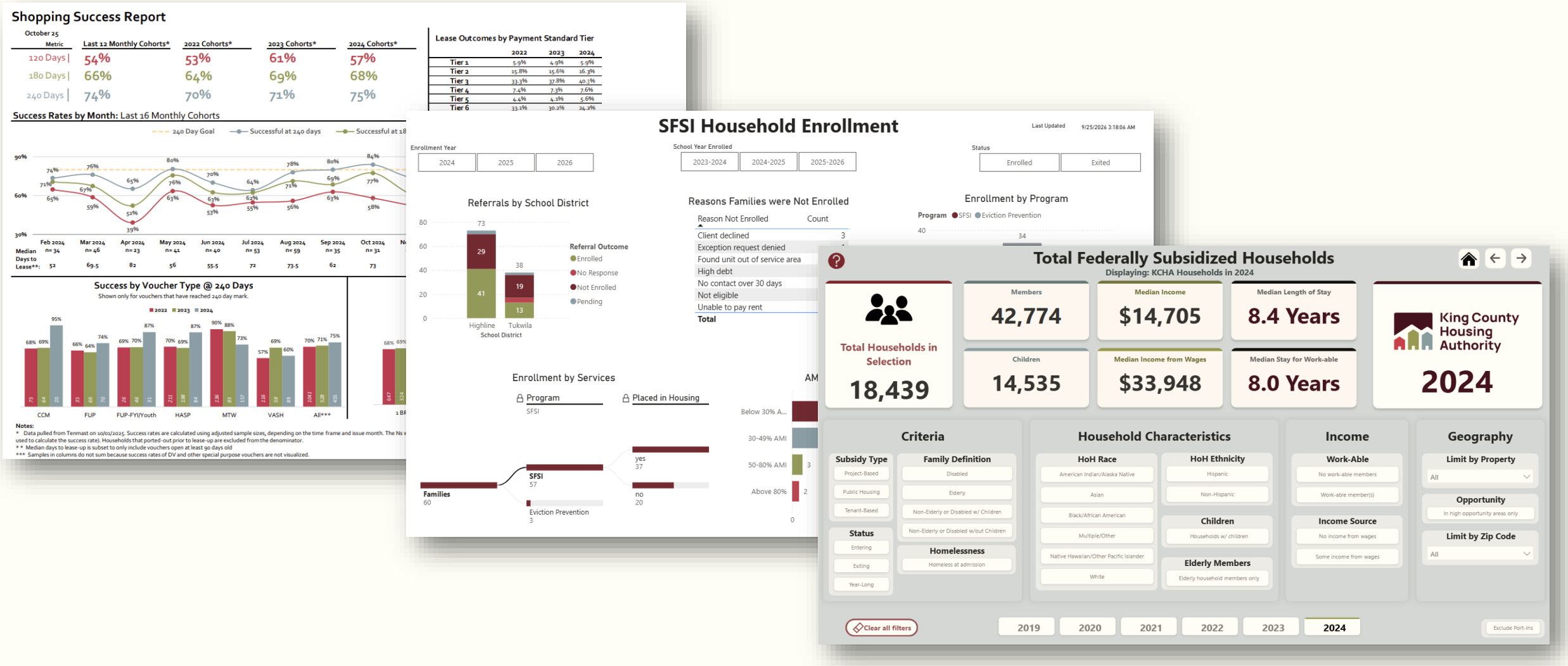
Turning data into insight and action.

- Data Analysis & Decision Support
- Policy Analysis & Forecasting
- Program Design & Evaluation
- Data Management & Governance
- Survey Administration & Analysis
- Data Sharing & Research Partnerships



Research & Evaluation

Example: Data Dashboards

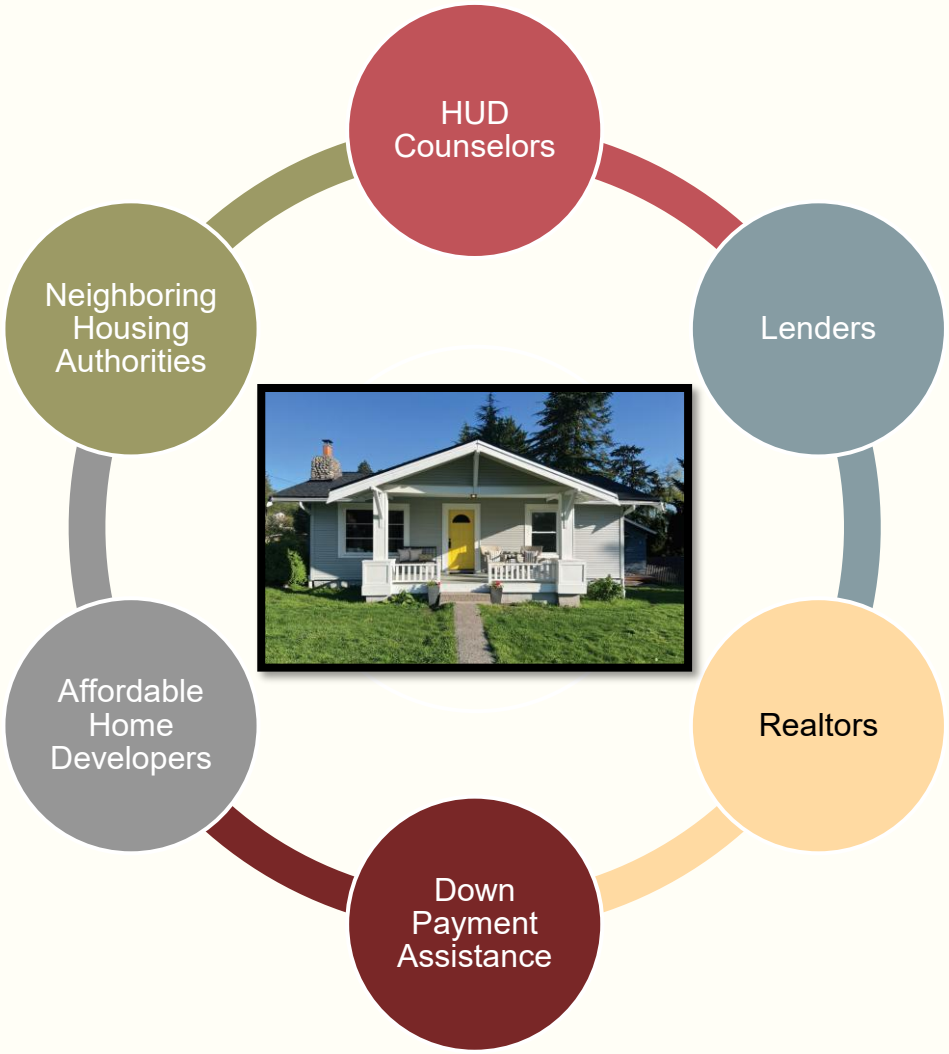


Making complex data accessible to inform decision making

Homeownership

Example: Dream to Keys Program

- Mortgage assistance
- Cross-sector partnerships
- Pre- and post-purchase support



Creating pathways to sustainable homeownership through strategic partnerships.

Education Initiatives

Supporting success from early childhood through young adulthood.

- Early Learning & School Readiness
- Out of School Time Programs
- Youth Safety & Belonging
- Cross-sector Partnerships



Education Initiatives

Example: Neighborhood Early Learning Connectors



NELC Connector Team

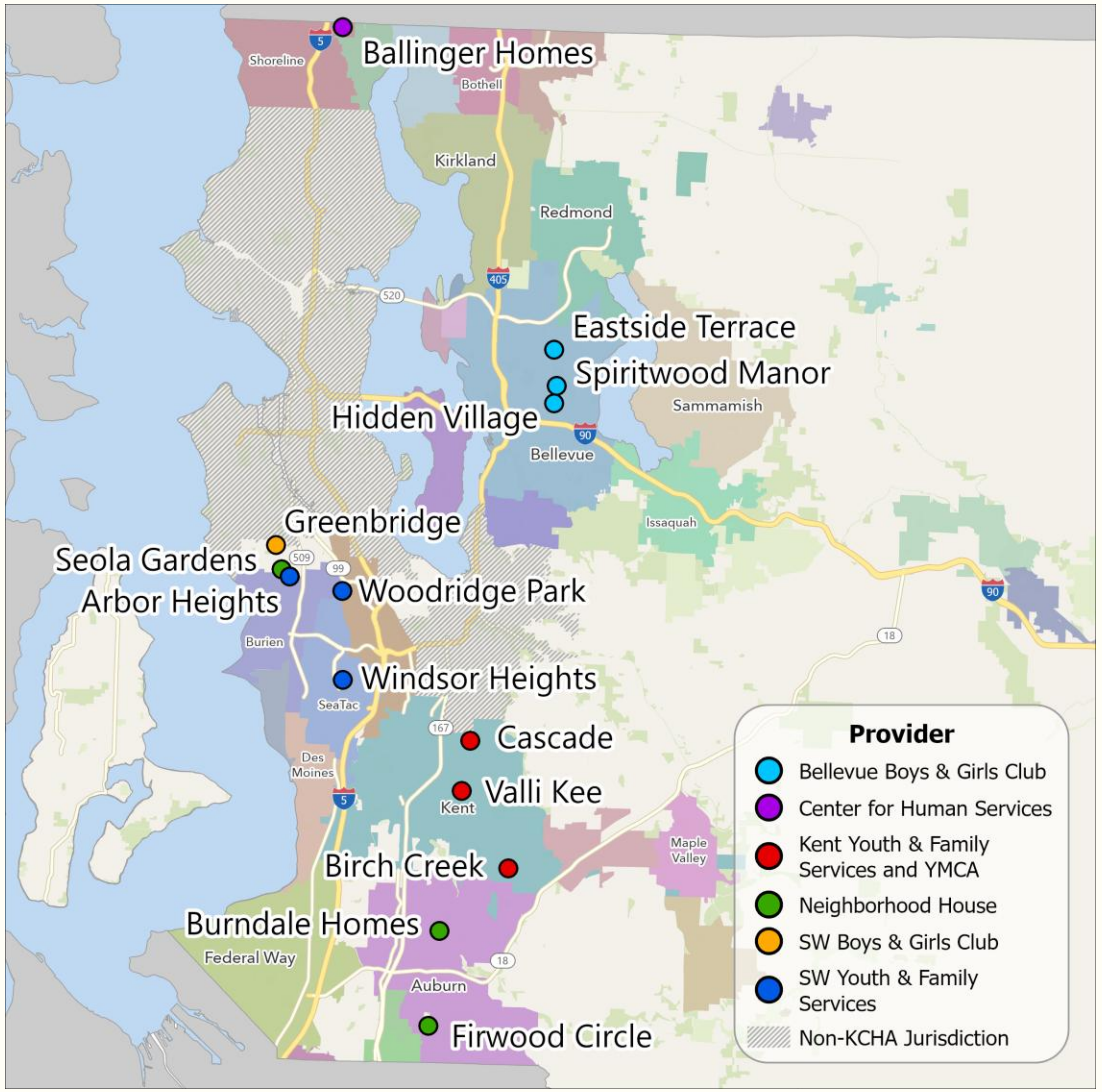
- Designed with & for families
- Trusted community-based Connectors
- Early engagement: birth to kindergarten
- Family navigation & resource connections
- Preschool enrollment & developmental screenings
- Learning materials & family supports

Promoting school readiness and family engagement during the critical early childhood years

Education Initiatives

Example: Out of School Time Programs

- After-school & summer enrichment
- Programming within KCHA communities
- Trusted relationships & belonging
- Academic & family supports
- Exposure to new opportunities



Creating safe, engaging spaces where youth build connections, skills, and opportunities

Education Initiatives

Example: Out of School Time Program Locations



Homeless Initiatives

Advancing housing stability through innovative pathways out of homelessness.

- Permanent & Supportive Housing
- Student & Family Stability
- Housing Partnerships
- Cross-sector Partnerships: Aligning resources to strengthen homelessness solutions



Bloomside | 95-unit DESC permanent supportive housing (PSH) community supported by KCHA Project-Based Vouchers

Homeless Initiatives

Example: Student & Family Stability Initiative



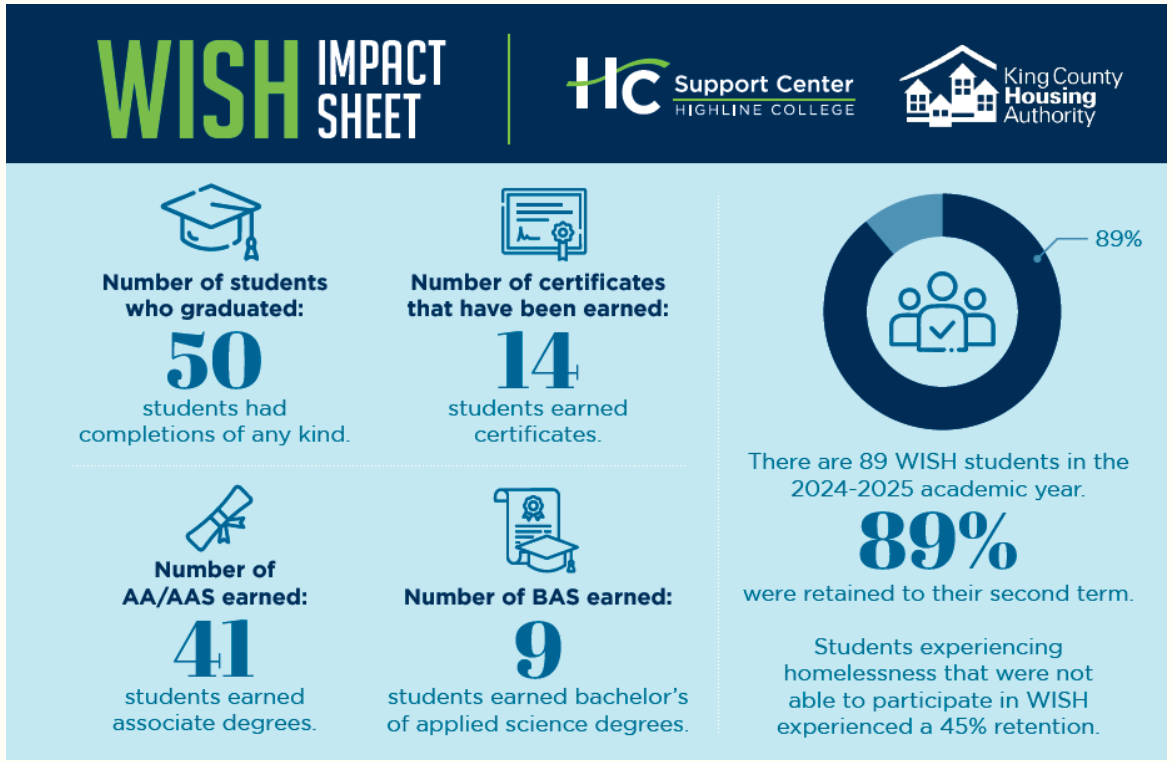
A family served by SFSI

- Families with K-12 students experiencing homelessness
- Housing & school continuity
- Highline & Tukwila school districts
- 12-month rental assistance & eviction prevention
- Housing case management
- Leveraged employment navigation

Housing stability as a foundation for educational success

Homeless Initiatives

Example: While in School Housing Program



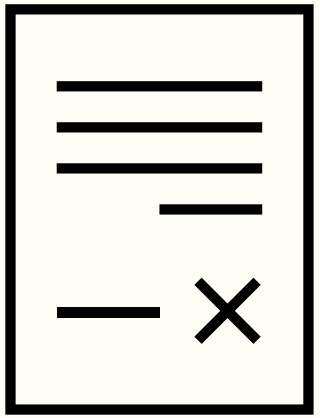
WISH Academic Outcomes | Through 2024-25 Academic Year

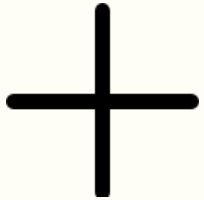
- Students experiencing homelessness
- Housing stability & college completion
- 70 time-limited vouchers
- Up to 4.5 years of assistance
- Pathway to self-sufficiency

Housing stability as a foundation for educational success

Homeless Initiatives

Example: Sponsor-Based Supportive Housing







KCHA contracts with **behavioral health providers**, combining **housing assistance** with provider-led housing with **State- and County-funded case management** for people exiting chronic homelessness or behavioral health institutions.

Participants are connected to **housing and multidisciplinary support** designed to create a personalized pathway toward **housing stability**.

Integrated housing and services that advance long-term housing stability

Questions & Discussion

TAB NUMBER 4

King County Housing Authority



Resident Characteristics in 2025

Descriptive characteristics of households receiving federally subsidized housing support

Presented: November 16, 2026

Social Impact Department, Research & Evaluation unit

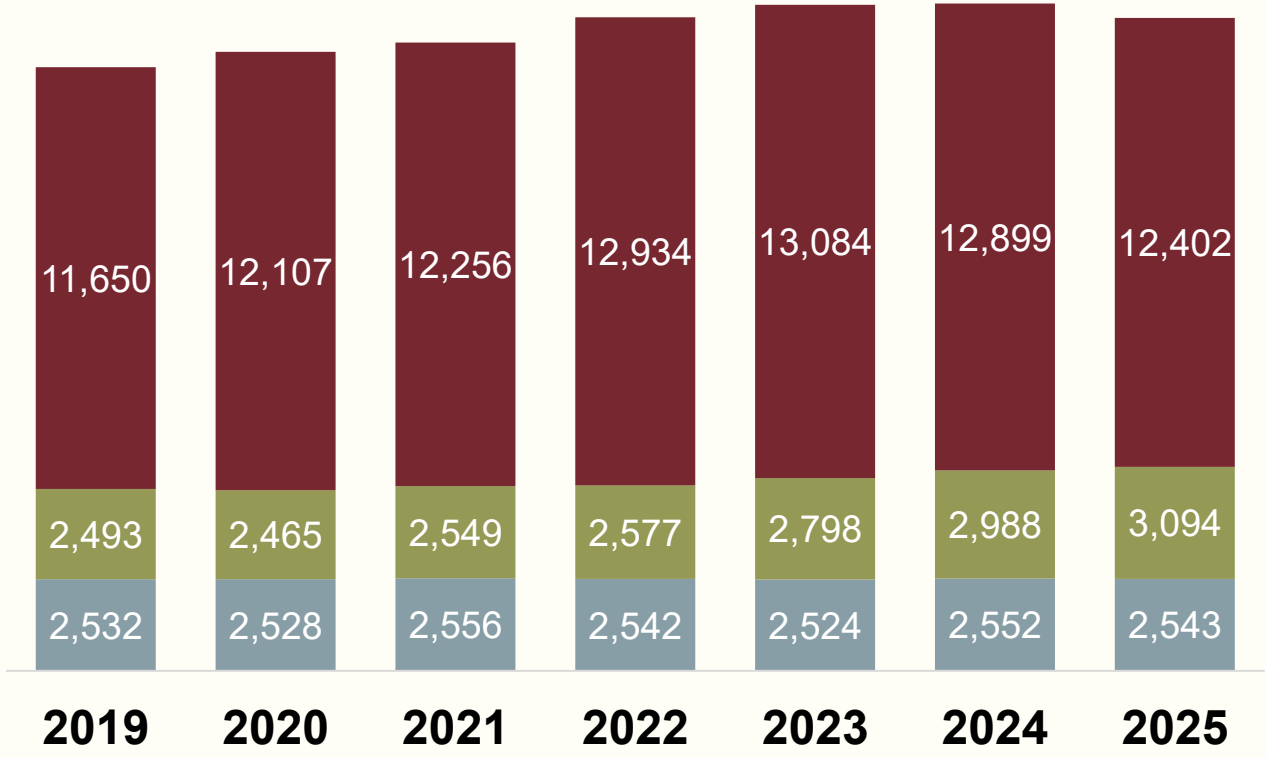
In 2025, KCHA served 18,039 households and 41,909 people in its jurisdiction, slightly less than recent years.

69% **Tenant-based Housing Choice Vouchers (HCV):** subsidy for any eligible unit

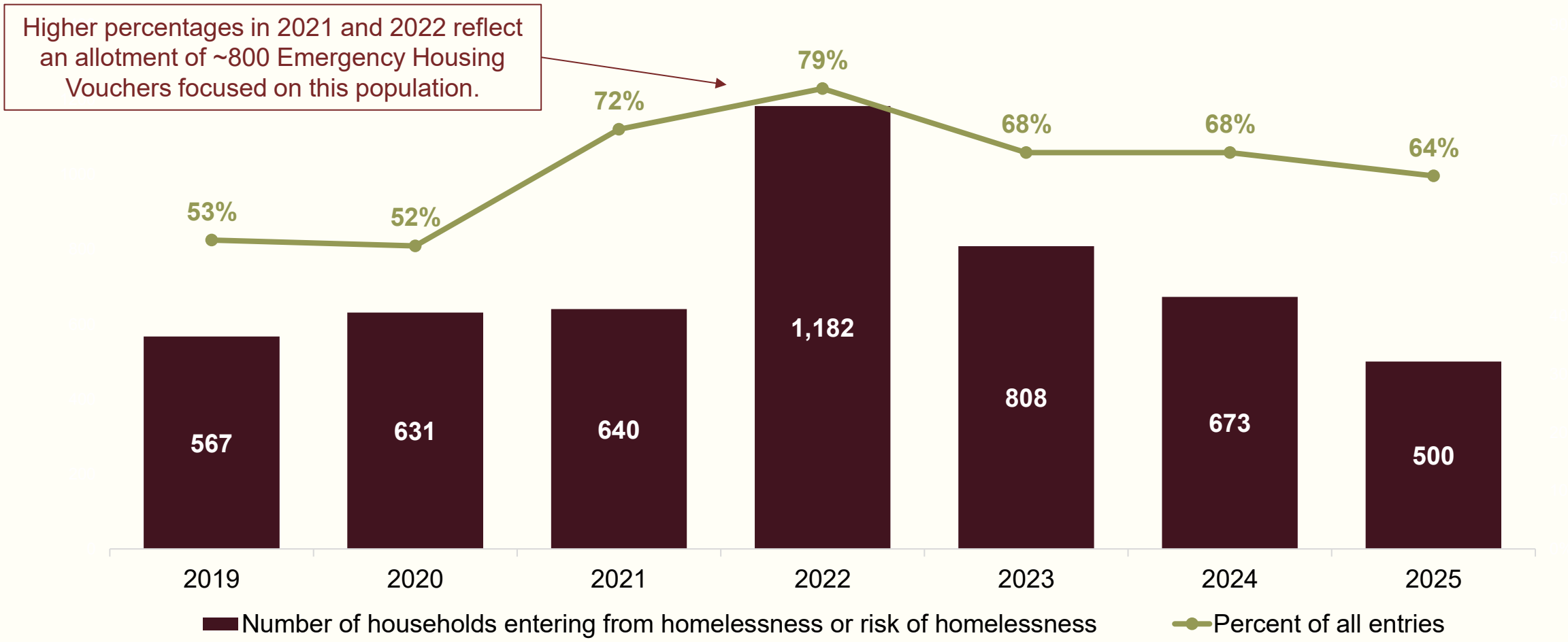
17% **Project-based Housing Choice Vouchers (HCV):** subsidy for a specific unit

14% **Public Housing:** subsidized housing, units owned by KCHA

Number and percent of households



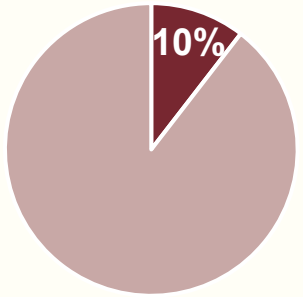
64% of new households entered from homelessness or risk of homelessness, a decrease from 2024.



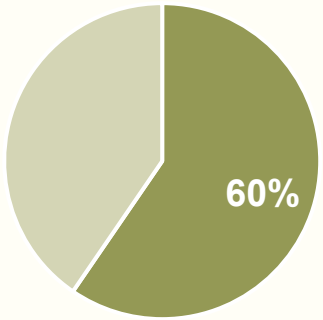
Households most commonly live in urban transportation corridors.

Nearly one-third of households with federally-subsidized assistance lived in KCHA properties.

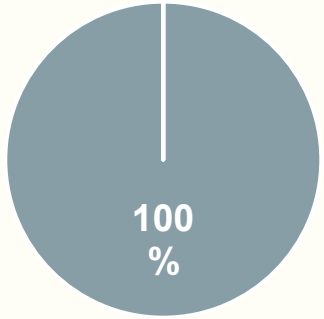
Tenant-based HCV



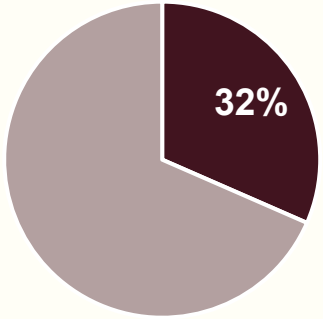
Project-based HCV

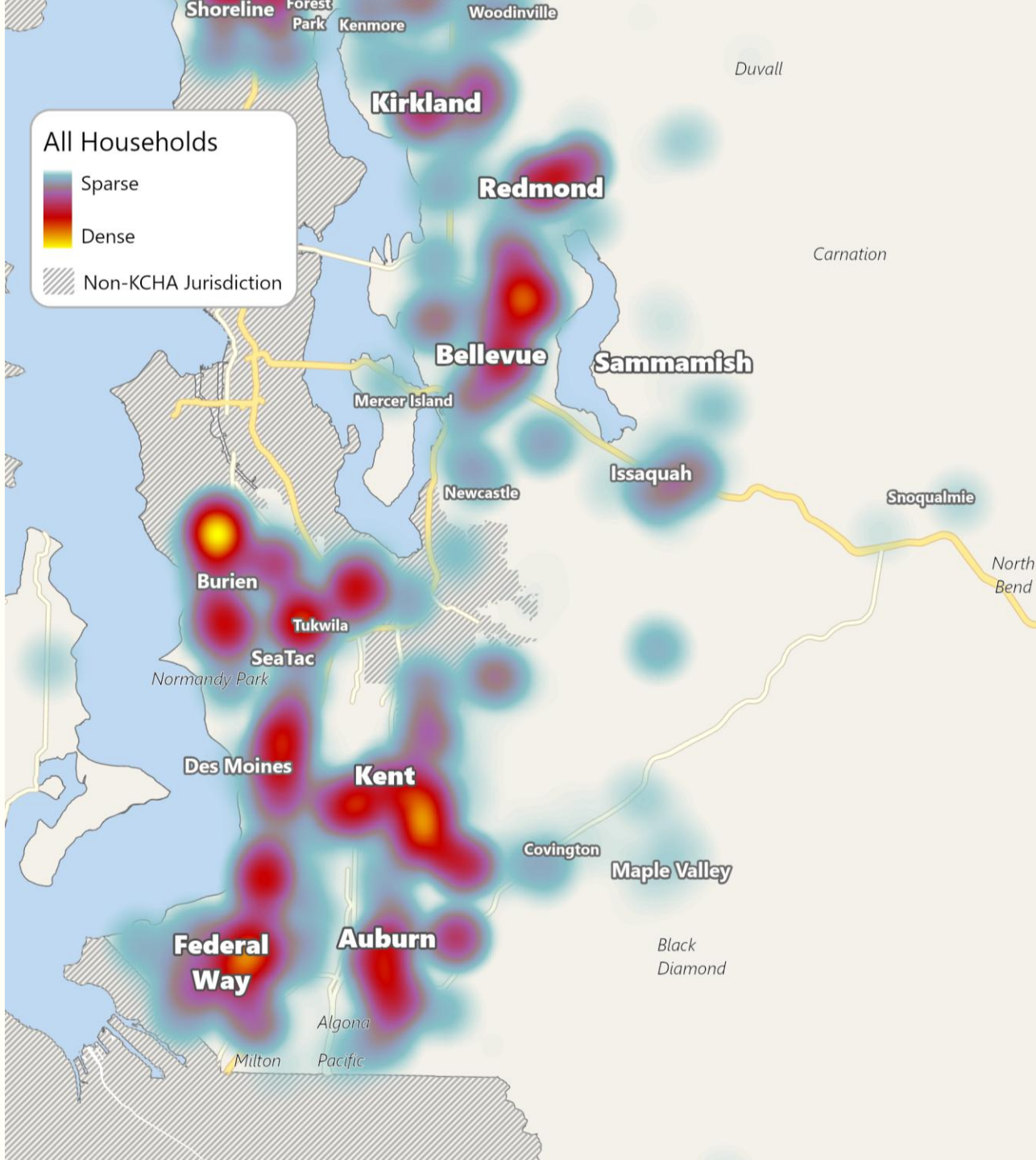


Public Housing



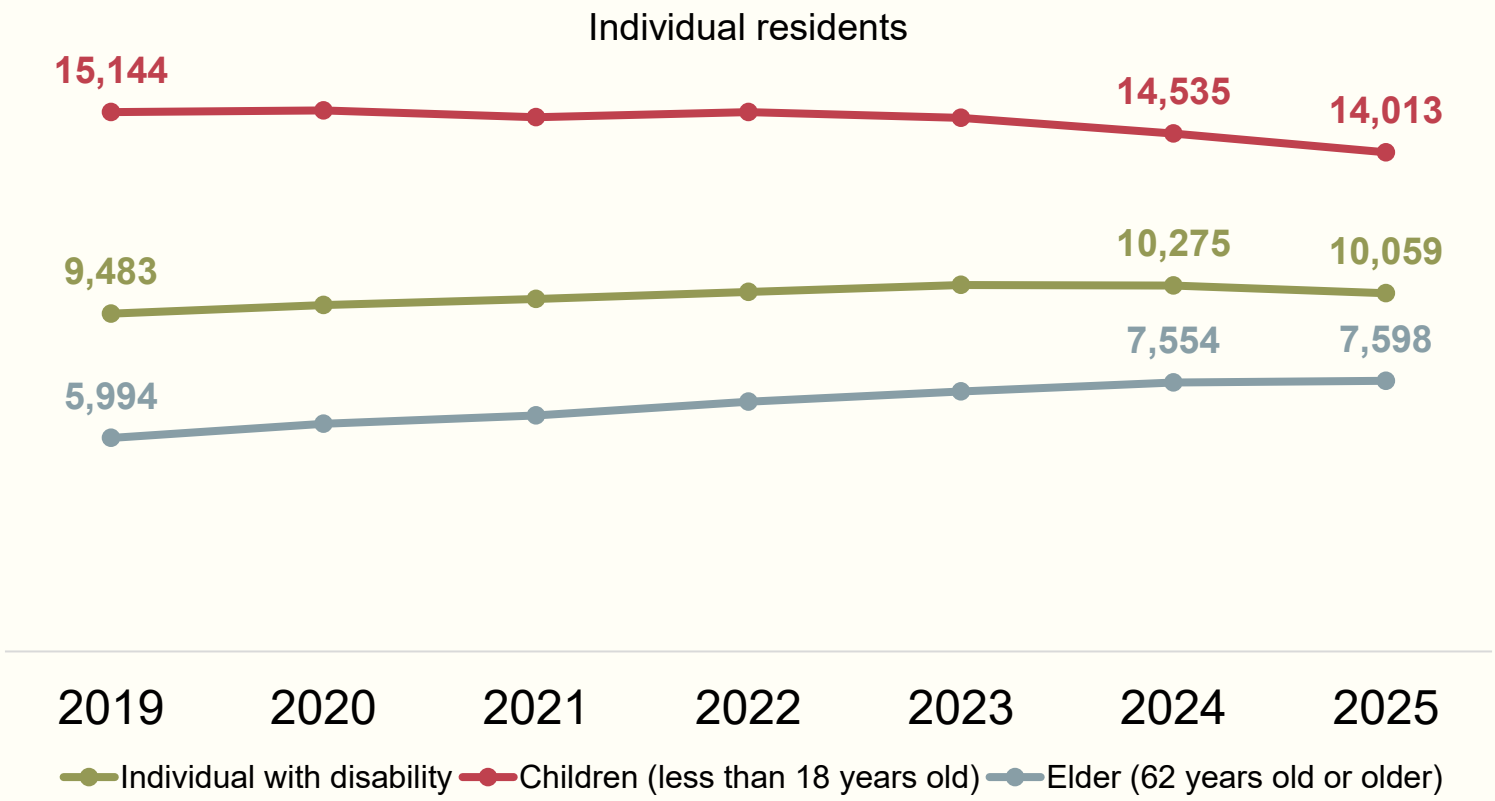
All households





Most KCHA residents are children, seniors, or other people living with a disability.

While children make up a substantial share of residents, their share of the assisted population shifted slightly in the last year. The numbers of elderly and disabled residents changed less.



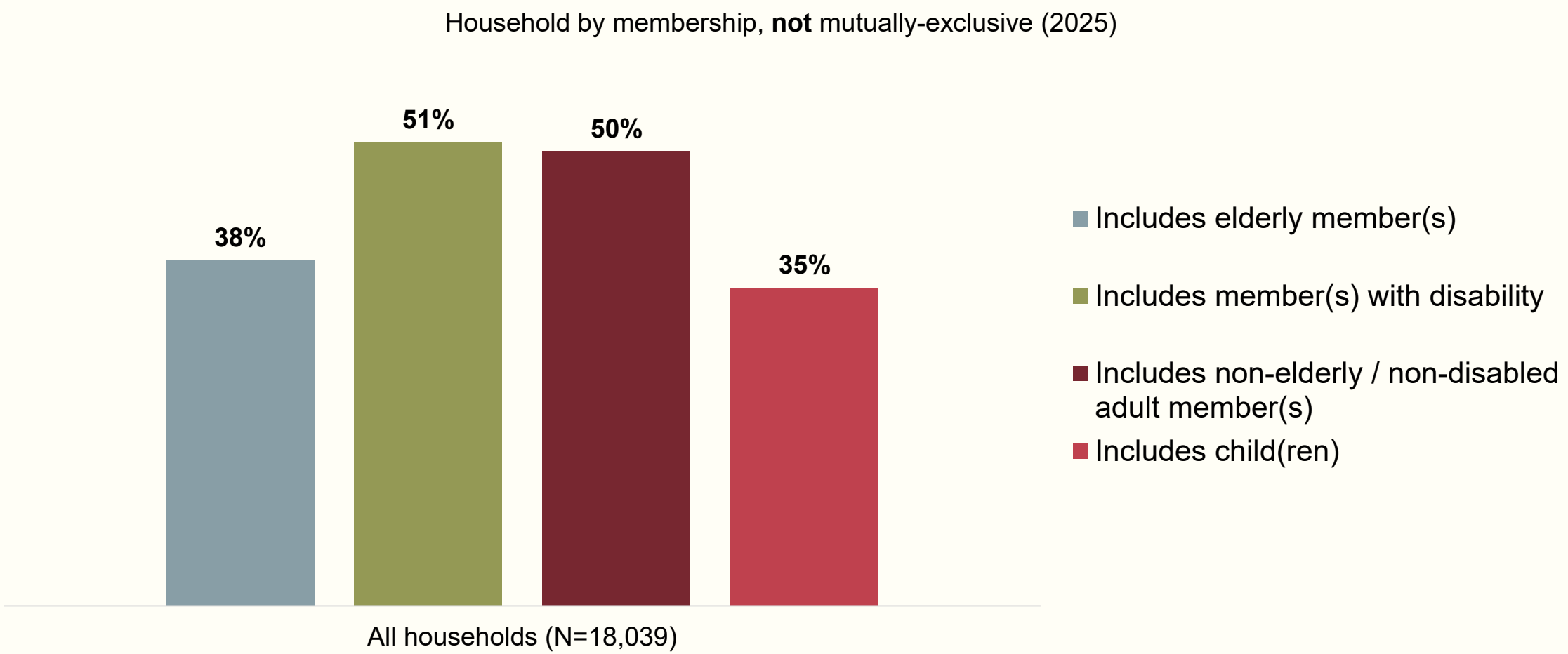
In 2025:

33% of residents were **children**

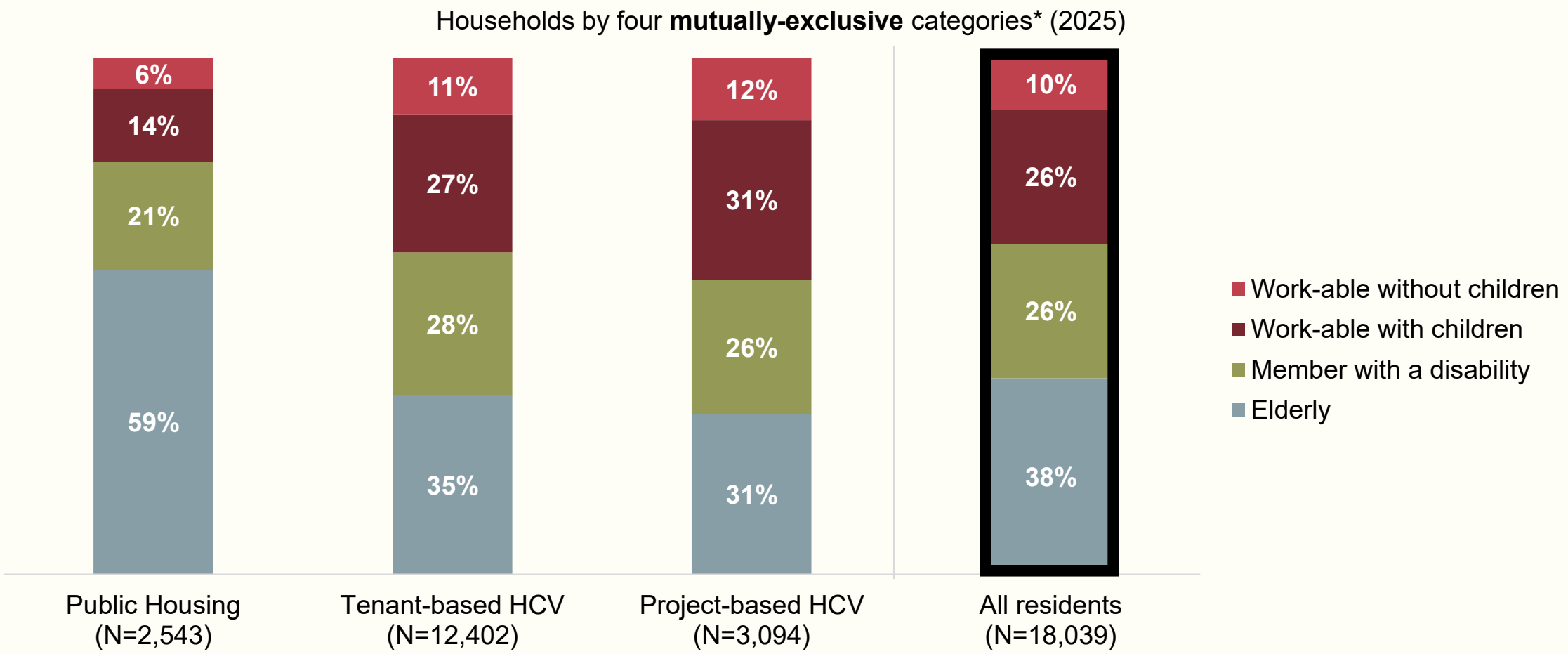
24% of residents **lived with a disability**

18% of residents were **elderly**

Half of all households included at least one member with a documented disability.



Sixty-four percent of households included elderly or disabled members



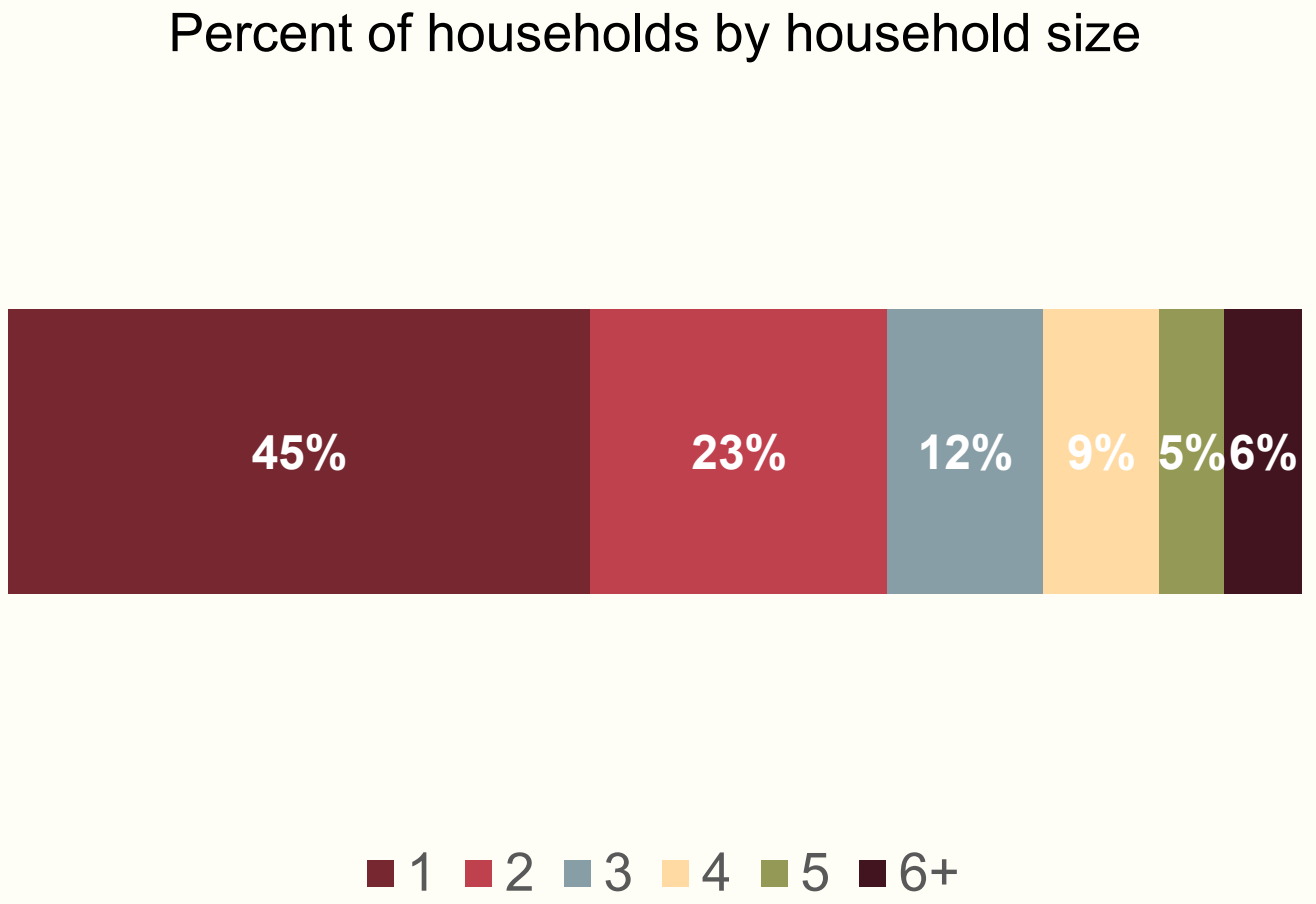
*KCHA's 4 mutually-exclusive categories: (1) "Elderly" households include at least one member 62 years old or older. (2) Non-elderly households are categorized as "member with a disability" if at least one member has a HUD-defined disability. Remaining households are categorized as work-able with (3) or without (4) children.

45% of households are comprised of a single person

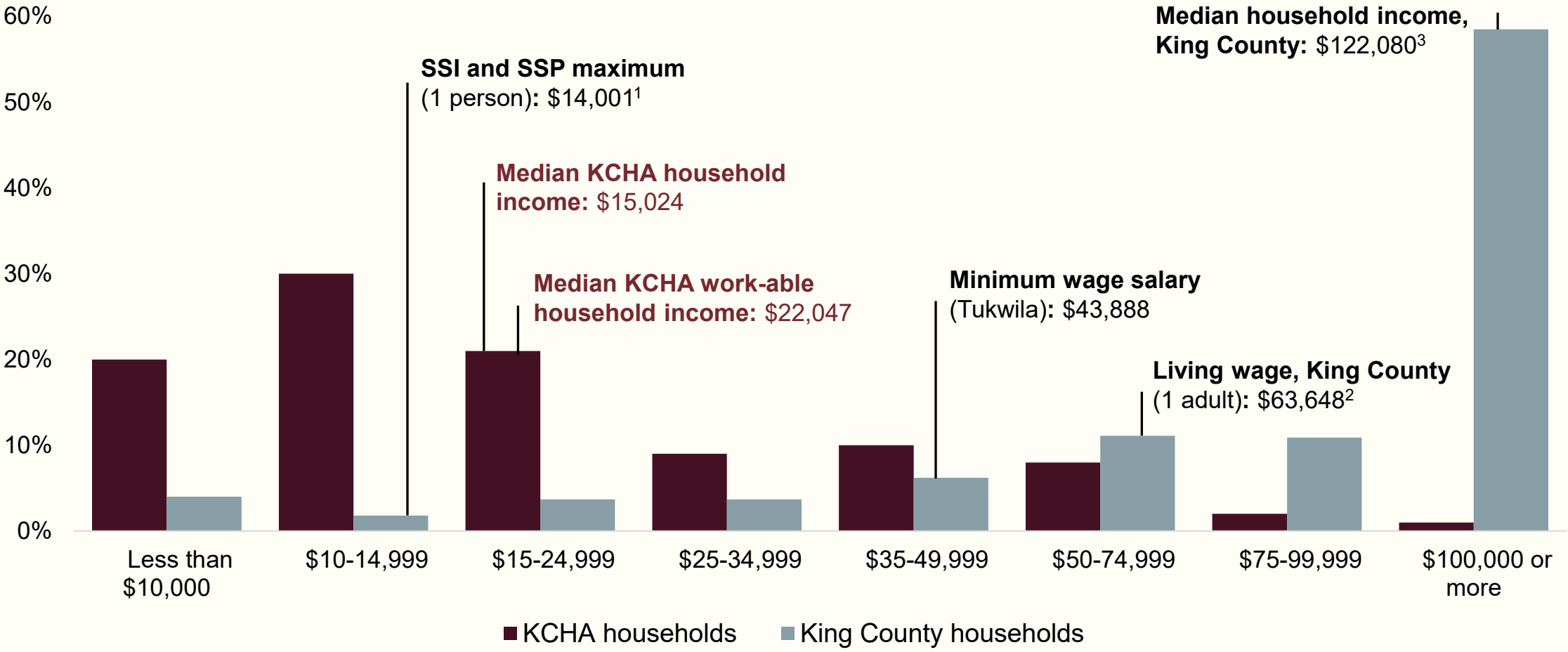
The **average household size overall is 2.3** people per household.

This differs by subsidy type.

- Tenant-based HCV: 2.42
- Project based HCV: 2.38
- Public Housing: 1.8

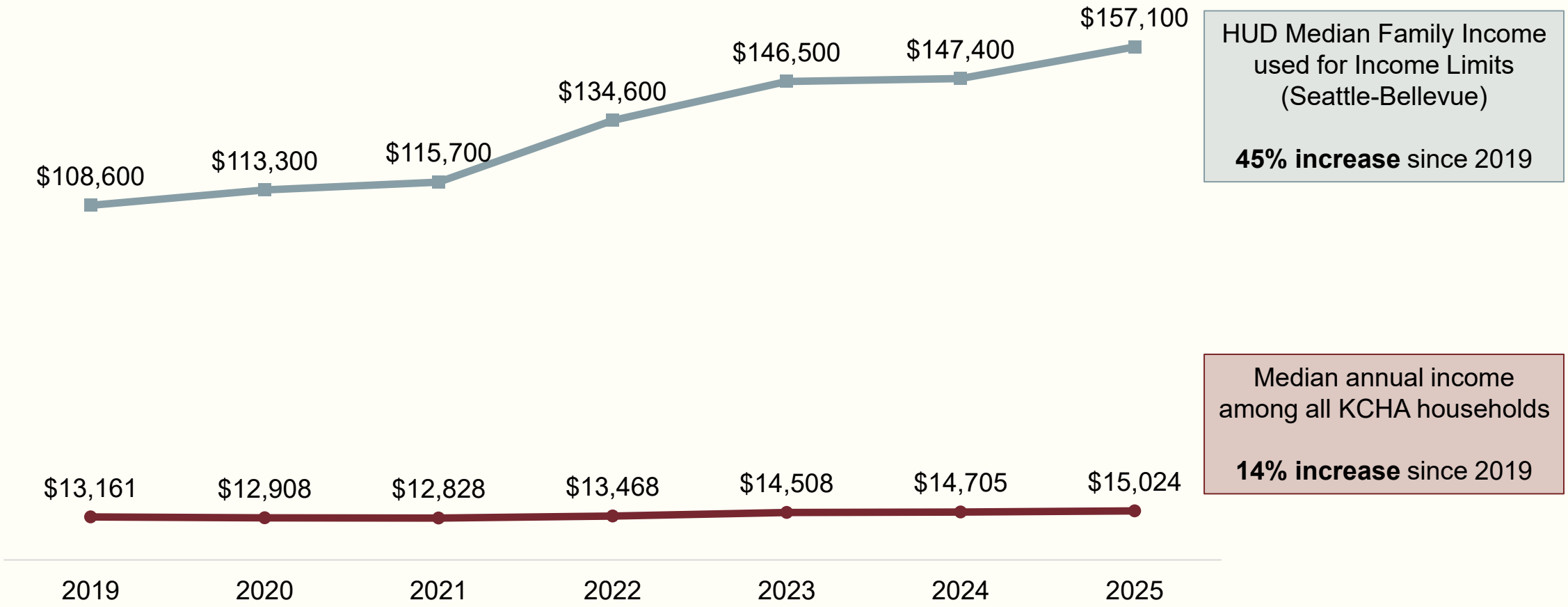


KCHA households' annual income remains well below the local living wage



Sources: [1]DSHS Supplemental Income and State Supplemental Payment page; [2]MIT Living Wage Calculator; [3]US Census ACS, table S1901, 2024 1-yr estimates

The gap in income between KCHA households and the surrounding community is stark and growing



HUD Median Family Income used for Income Limits (Seattle-Bellevue)

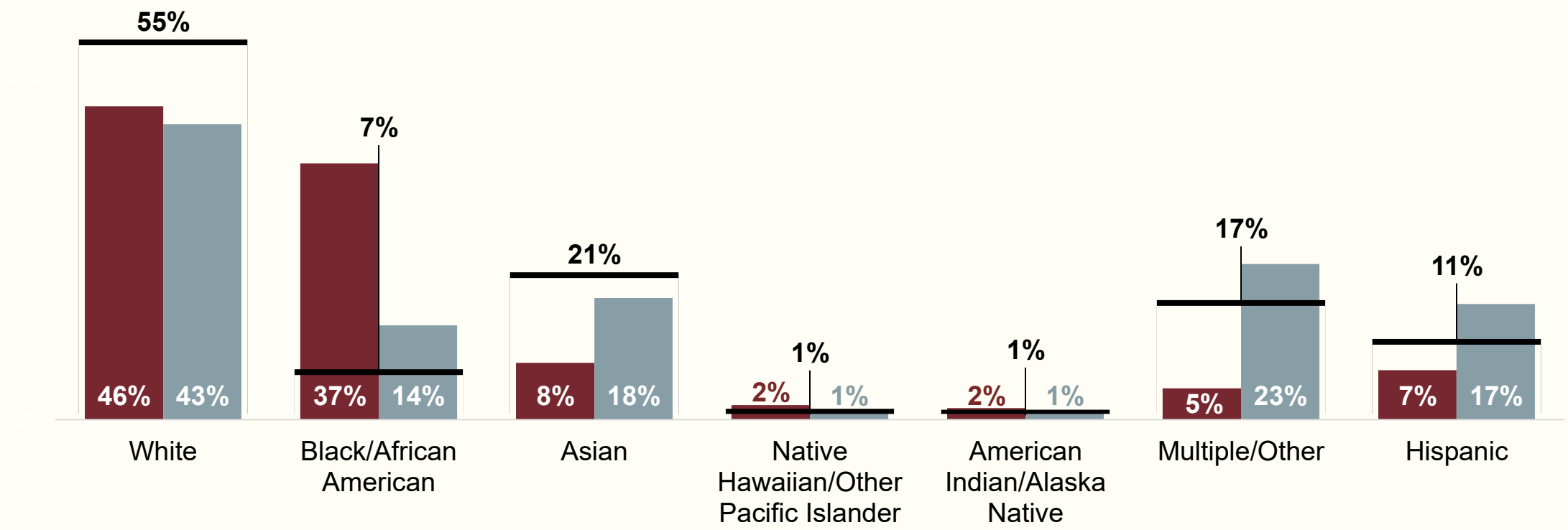
45% increase since 2019

Median annual income among all KCHA households

14% increase since 2019

A higher share of KCHA residents than the general population are people of color.

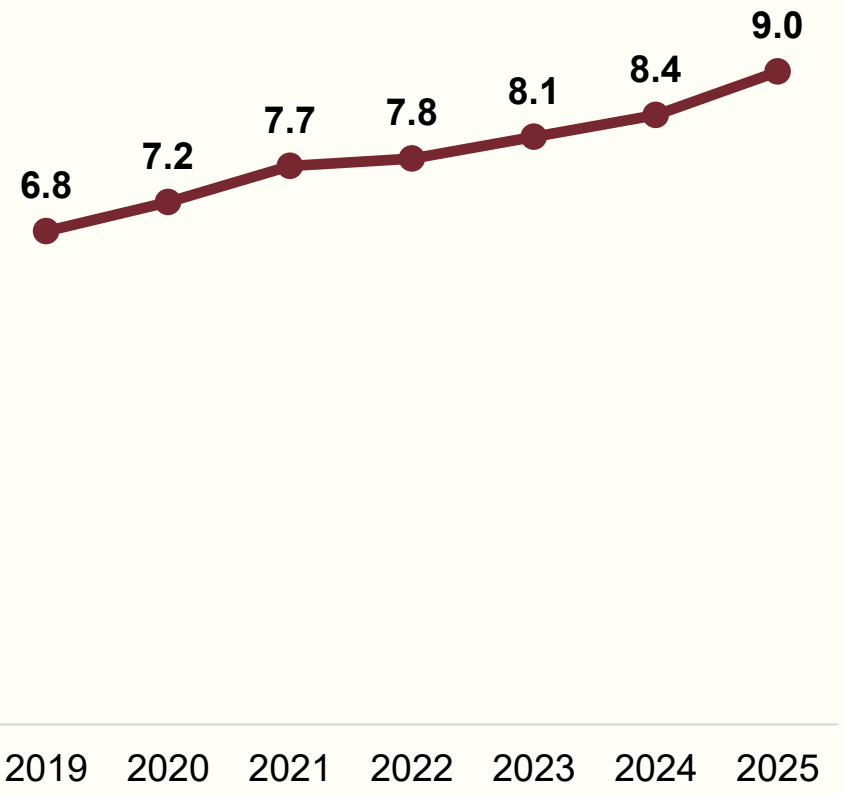
54% of heads of household are people of color, with variation by subsidy type.



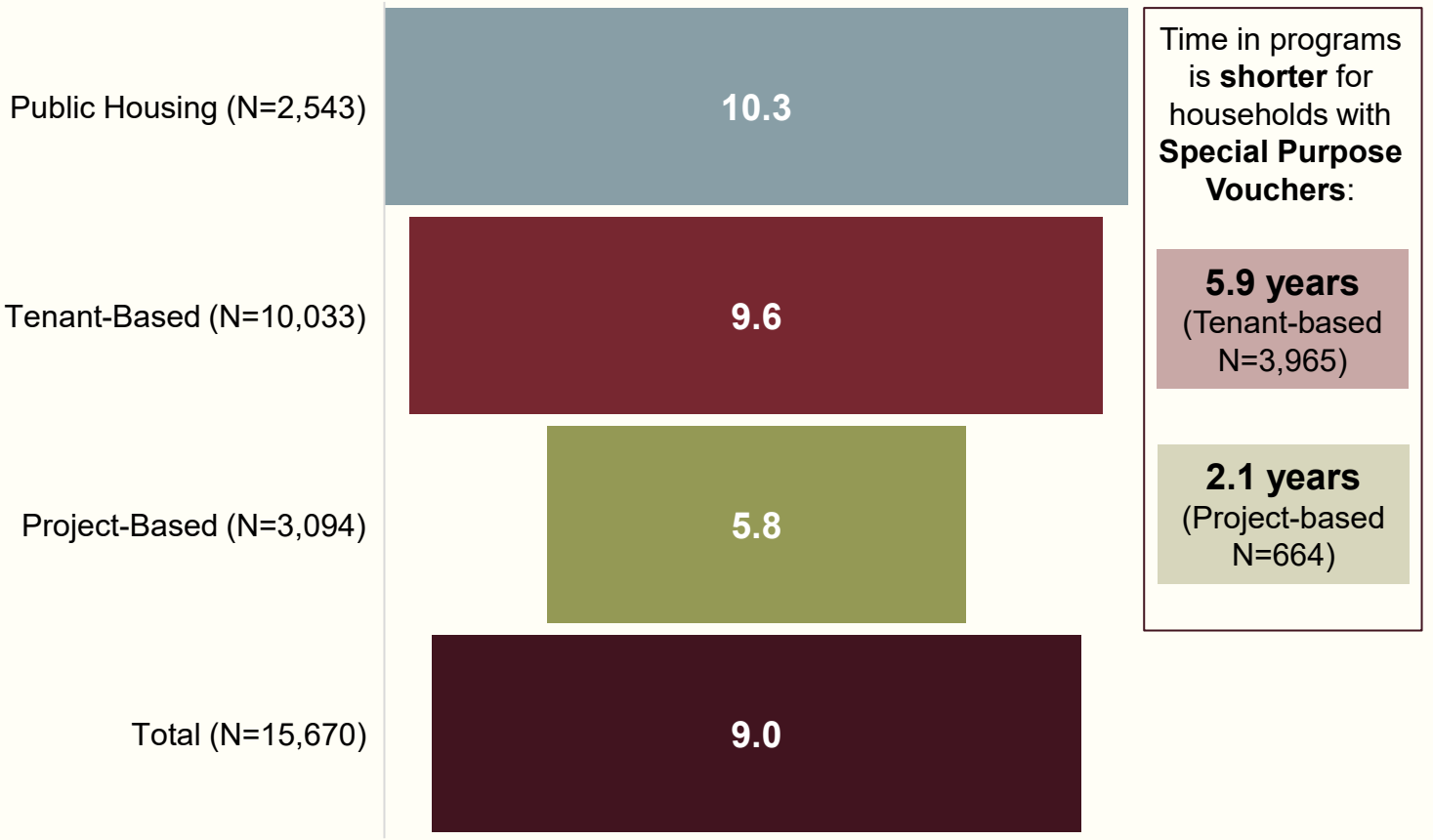
Data source: US Census American Community Survey, S1701 (2024 5-yr estimates)

As of 2025, households spent a median of 9 years in housing assistance. This time continues to lengthen.

Median years in KCHA housing program, all residents



Median years in KHCA housing program



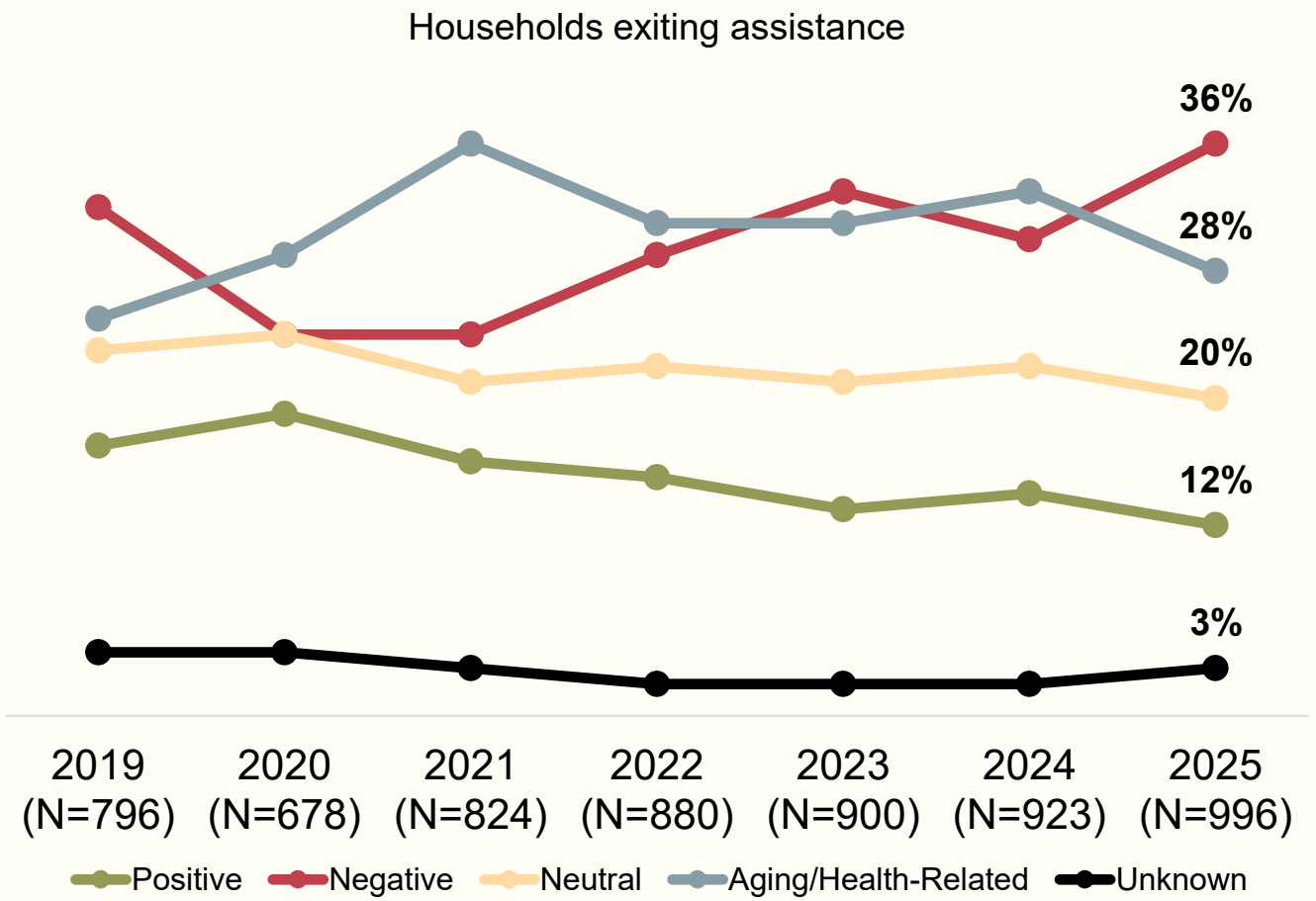
Time in programs is **shorter** for households with **Special Purpose Vouchers**:

5.9 years (Tenant-based N=3,965)

2.1 years (Project-based N=664)

Note: Data exclude unabsorbed port-ins and port-outs

6.4% of households exited in 2025, more than in prior years. A greater share exited for negative reasons.



Top reasons for exit*

1. Deceased
2. Moved in with family/friends
3. Eviction (HCV)
4. Voucher expired (HCV)
5. Client location unknown
6. Needed higher level of services
7. Moved to non-subsidized rental
8. Over income (HCV)
9. Paperwork violation
10. Non-payment of rent

*Reasons are ordered from most to least frequent; arrows are noted next to reasons that experienced the most change between 2024 and 2025, and the direction of the change.

KCHA residents' characteristics continue to align with strong or increased need for housing support



Number served

KCHA served 18,039 households and 41,909 people

64% of new households were at risk for homelessness



Household composition

38% of households included an older adult

51% of households included someone living with a disability

33% of households included children



Household income

Median household income was $15,024

Household income is not keeping pace with cost of living



Time on subsidy

Median time on subsidy was 9 years, and time on subsidy continues to lengthen



Exiting assistance

The number of households exiting increased, as did the share of households exiting for negative reasons

Questions?



King County Housing Authority

2025 RESIDENT CHARACTERISTICS DATA BOOK

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

Last updated: November 6, 2026



King County Housing Authority

Table of Contents

PREFACE 1

Characteristics of subsidy types offered by KCHA 3

CHAPTER 1 POPULATION SIZE BY TYPE OF HOUSING SUBSIDY 4

Table 1.1 Number and percent of households by subsidy type and year 4
Table 1.2 Number and percent of individuals by subsidy type and year 4
Table 1.3 Number and percent of HCV households by property type and subsidy (2025) 5

CHAPTER 2 GEOGRAPHY 6

Figure 2.1 Map of Properties by Type 7
Figure 2.2 Heat map of HCV households 8
Figure 2.3 Heat map of all households 9
Table 2.1 Number and percent of families with children participating in HCV by CMTO opportunity area and year 10

CHAPTER 3 DEMOGRAPHIC CHARACTERISTICS 11

Table 3.1 Number and percent of households by mutually exclusive category and year 11
Table 3.2 Number and percent of households by mutually exclusive category and subsidy (2025) 12
Table 3.3 Number and percent of households (all and new) including member types by subsidy (all and new) (2025) 12
Table 3.4 Number and percent of individuals by selected characteristics* and year 13
Table 3.5 Number and percent of households by household size and year 13
Table 3.6 Median and mean (average) household size by subsidy type (2025) 13
Table 3.7 Number and percent of heads of household by age (in years) by year 14
Table 3.8 Median and mean (average) age in years by subsidy type, all households and new households only (2025) 14
Table 3.9 Number and percent of heads of household by gender and year 15
Table 3.10 Number and percent of heads of household by gender and subsidy (2025) 15
Table 3.11 Number and percent of heads of household by race and year 16
Table 3.12 Number and percent of heads of household by ethnicity and year 16
Table 3.13 Number and percent of heads of household by race and subsidy (2025) 17
Table 3.14 Number and percent of heads of household by ethnicity and subsidy (2025) 17
Table 3.15 Number and percent of heads of household by combined race/ethnicity category (2025) 18
Table 3.16 Number and percent of heads of household “multiple” race detail (2025) 18
Table 3.17 Number and percent of households by race/ethnicity and work-able status (2025) 19
Table 3.18 Number and percent of heads of household primary language by year 20
Table 3.19 Number and percent of residents by income category (2025) 21
Table 3.20 Annual household income statistics by year 21
Table 3.21 Annual household income by year, inflation-adjusted to 2025 dollars 22
Table 3.22 Number and percent of households with any work-able members and wages, and income statistics by year 22
Table 3.23 Number and percent of households with any work-able members and wages, and income statistics by subsidy (2025) 23
Table 3.24 Number and percent of households with any work-able members and wages, and income statistics (all households and new) (2025) 23

Table 3.25 Median household income by work-able household category and subsidy (2025) 23
Table 3.26 Number and percent of households with and without income and median income by work-able category and year 24
Table 3.27 Number of households by annual household income (2025) 25

CHAPTER 4 ENTRIES, EXITS, AND TENURE 26

Table 4.1 Number and percent of households entering and exiting by year 26
Table 4.2 Number and percent of households entering and exiting by subsidy (2025) 27
Table 4.3 Number and percent of households exiting from housing assistance by type of exit and year 28
Table 4.4 Number and percent of households exiting from housing assistance by type of exit and subsidy (2025) 28
Table 4.5 Number and percent of exits by exit type by household category (2025) 28
Table 4.6 Number of exits by type and specific reason (2025) 29
Table 4.7 Length of stay (years) statistics for all and exiting households (2025) 30
Table 4.8 Length of stay (years) for exiting households by type of exit (2025) 30
Table 4.9 Median length of stay (years) for all and exiting households by subsidy (2025) 30
Table 4.10 Median length of stay (years) for households with and without income from wages by work-able category and year 31
Table 4.11 Number and percent of households with and without income by work-able category and length of stay in years (2025) 31

King County Housing Authority

CHARACTERISTICS OF KCHA'S FEDERALLY SUBSIDIZED HOUSEHOLDS

Preface

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

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

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

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

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

Statistics for years 2019 through 2024 based on KCHA's administrative data reflect the data pulled and analyzed as of April 2025. For year 2025, data was pulled and analyzed as of May 2026.[1]

[1] This year's methodology differs from previous years. Last year, data for years 2019 through 2023 were re-compiled and 2024 was compiled to improve comparability of data across years and to reflect the most recent data as data are often entered or corrected after the data pull. As a result, some statistics in this report may differ from reports prior to 2024. This year, only data for 2025 was compiled and prior years were not updated. Therefore, statistics for years 2019 through 2024 remain the same as is observed in the 2024 resident characteristics data book. Counts presented here may also deviate by several percentage points from final recorded data since KCHA databases are continually updated.

King County Housing Authority

Timeframe. Data in this report relate to households served from 2019 up to the most recent year of complete data (2025), with a focus on the most current year. Presentations of annualized data help to identify important trends. For this report, 2025 data reflect the latest recorded data for a household as of December 31st.

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

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

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

- **Households with a voucher that moved into KCHA's jurisdiction ("port ins").** These households use tenant-based vouchers issued by another public housing authority (PHA) but are leased in KCHA's jurisdiction and managed by KCHA; port-ins are included in the characteristics data under tenant-based vouchers unless otherwise noted.
- **Households using a Special Purpose Voucher**. Special purpose vouchers[2] are designed for specific populations, such as people experiencing homelessness. Depending on the structure of the program, these households are categorized as either tenant-based or project-based voucher households.

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

- **Residents of KCHA's Asset Managed portfolio without HCV assistance**. Data on these households is extremely limited[3]. KCHA does not maintain administrative records for these residents, except for those with an HCV living in these properties.
- **Households with HCVs who have moved out of KCHA's jurisdiction ("port outs")**. These households are managed by other PHAs, and KCHA has limited access to their data.
- **Households participating in certain local, non-traditional programs.** This includes households involved in smaller boutique programs such as the Student and Family

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

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

Stability Initiative and sponsor-based supportive housing programs which are not captured in KCHA's administrative data systems.

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

Characteristics of subsidy types offered by KCHA

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

*Includes Special Purpose Vouchers.

King County Housing Authority

Chapter 1 POPULATION SIZE BY TYPE OF HOUSING SUBSIDY

Tables 1.1 and 1.2 present the number and percent of federally subsided households and individuals living in KCHA's jurisdiction by year, from 2019 to 2025. These statistics are influenced by the number of vouchers approved by HUD to be administered by KCHA, as well as the number of properties and units owned by KCHA. The numbers of households and individuals served by KCHA decreased slightly between 2024 and 2025. Most households served by KCHA use tenant-based vouchers, followed by project-based vouchers, and then public housing.

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

	2019	2020	2021	2022	2023	2024	2025
Public Housing	2,532 (15%)	2,528 (14%)	2,556 (14%)	2,542 (14%)	2,524 (13%)	2,552 (13%)	2,543 (13%)
Tenant-based voucher	8,305 (48%)	8,718 (49%)	8,803 (49%)	9,684 (52%)	10,711 (56%)	10,559 (55%)	10,033 (53%)
Project-based voucher	2,493 (15%)	2,465 (14%)	2,549 (14%)	2,577 (14%)	2,798 (15%)	2,988 (15%)	3,094 (16%)
Port-in*	3,345 (19%)	3,389 (19%)	3,453 (19%)	3,250 (17%)	2,373 (12%)	2,340 (12%)	2,369 (12%)
Port-out	510 (3%)	551 (3%)	580 (3%)	738 (4%)	796 (4%)	872 (5%)	920 (5%)
Total	**17,185 (100%)**	**17,651 (100%)**	**17,941 (100%)**	**18,791 (100%)**	**19,202 (100%)**	**19,311 (100%)**	**18,959 (100%)**

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

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

	2019	2020	2021	2022	2023	2024	2025
Public Housing	4,703 (12%)	4,690 (11%)	4,690 (11%)	4,634 (11%)	4,590 (11%)	4,610 (11%)	4,574 (11%)
Tenant-based voucher	29,127 (72%)	30,114 (73%)	30,303 (73%)	31,365 (74%)	31,433 (73%)	31,060 (73%)	29,967 (72%)
Project-based voucher	6,740 (17%)	6,587 (16%)	6,639 (16%)	6,643 (16%)	6,927 (16%)	7,104 (17%)	7,368 (18%)
Total	**40,570 (100%)**	**41,391 (100%)**	**41,632 (100%)**	**42,642 (100%)**	**42,950 (100%)**	**42,774 (100%)**	**41,909 (100%)**

Excludes port-outs

Table 1.3 presents the number and percent of households using tenant- and project-based vouchers living in each of three housing types. Most tenant-based voucher holders rent units on the private market whereas the largest percentage of project-based voucher holders live in properties managed by KCHA. Ten percent of tenant-based voucher holders and 19% of project-based voucher holders lived in KCHA's asset-managed properties in 2025.

King County Housing Authority

Table 1.3 Number and percent of HCV households by property type and subsidy (2025)

	Tenant-based voucher	Project-based voucher	Total
Asset-managed (KCHA owned and third party managed)	1,190 (10%)	581 (19%)	1,771 (12%)
KCHA owned and managed	101 (1%)	1,241 (41%)	1,342 (9%)
Private or non-profit owned and managed	11,032 (90%)	1,237 (40%)	12,269 (80%)
Total	**12,323 (100%)**	**3,059 (100%)**	**15,382 (100%)**

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

King County Housing Authority

Chapter 2 GEOGRAPHY

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

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

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

The heat map in Figure 2.2 depicts concentrations of Housing Choice Voucher (HCV) households (households that rely on tenant-based, project-based, and port-in subsidies) and Figure 2.3 shows concentrations of all KCHA-assisted households in cities and unincorporated areas like White Center, Bellevue, Federal Way, and Kent. .

King County Housing Authority

Figure 2.1 Map of Properties by Type

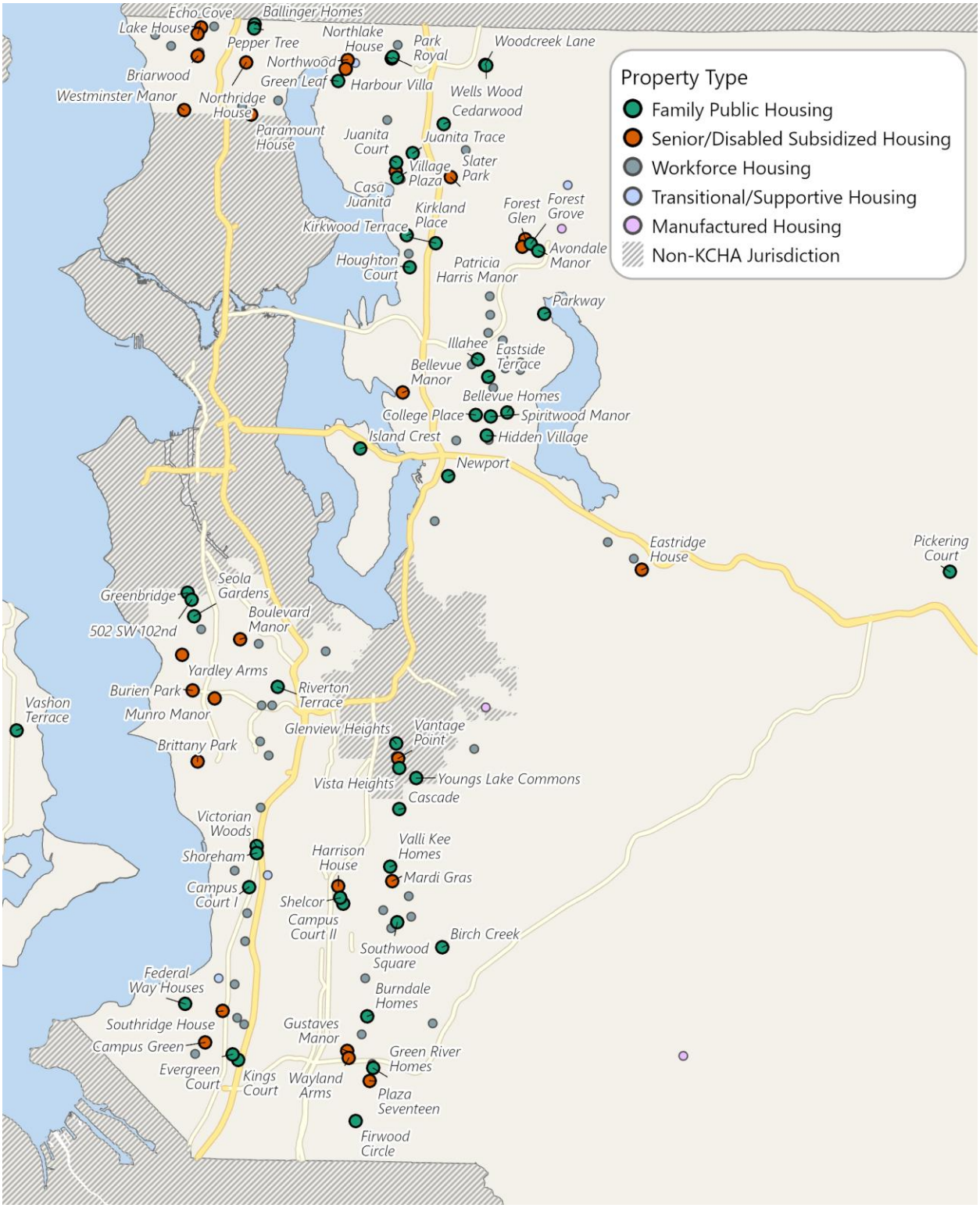
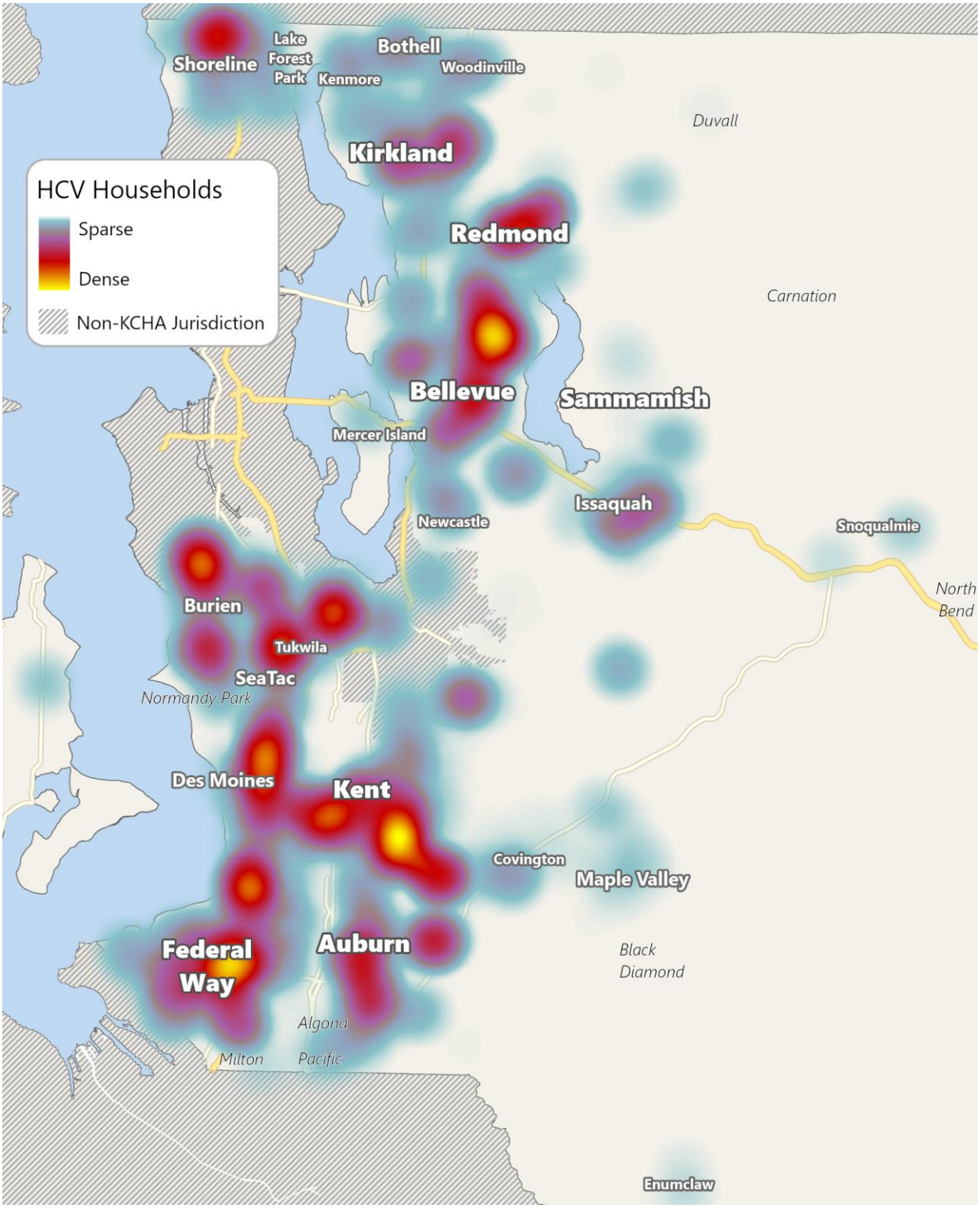
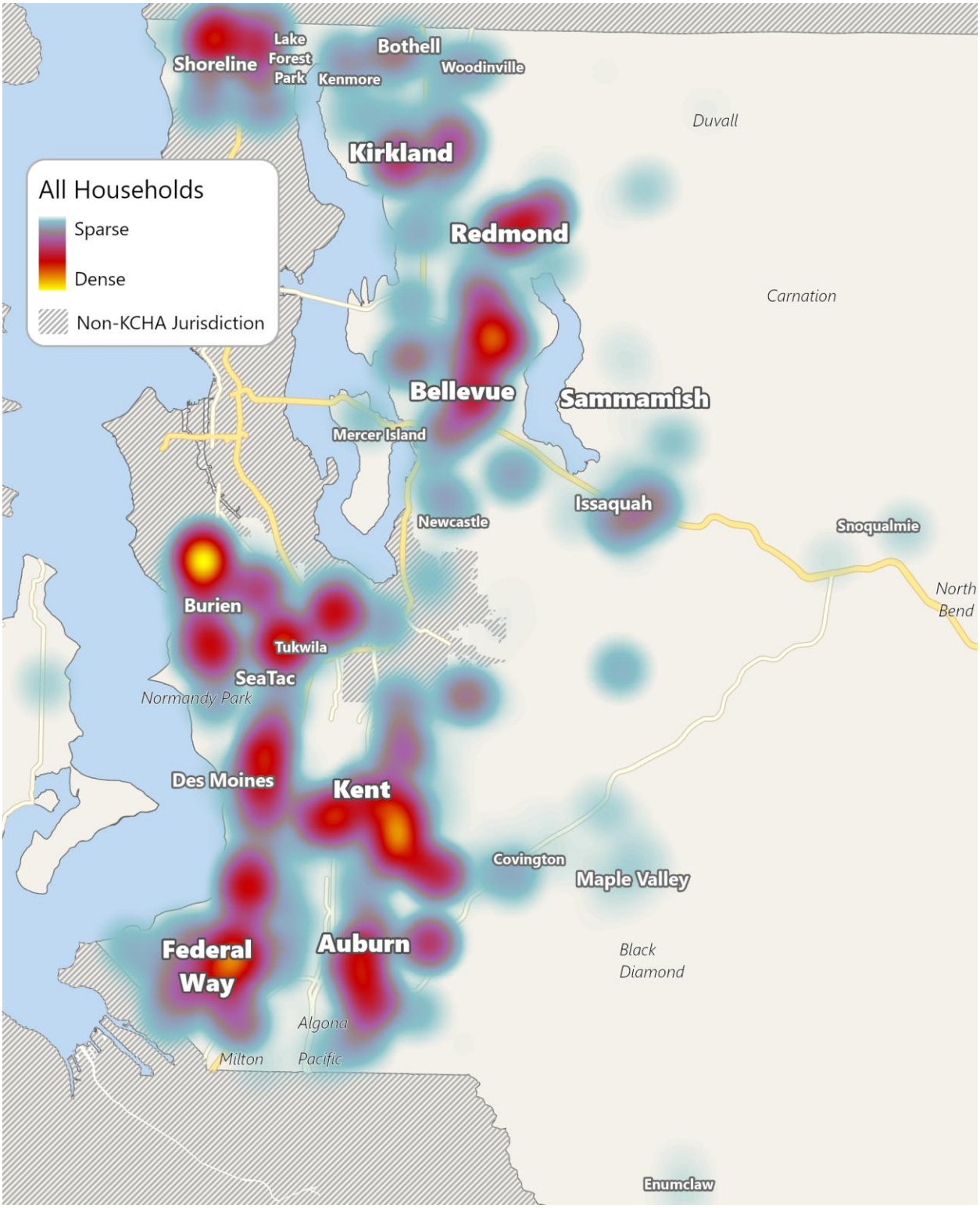


Figure 2.2 Heat map of HCV households



Note: Reflects household counts; not relative to the population

Figure 2.3 Heat map of all households



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

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

KCHA continues to track how many voucher households with children are leased up in "opportunity areas." To identify high-opportunity neighborhoods, researchers used the Opportunity Atlas which provides the rates of "upward income mobility for children growing up in low-income families" across Census Tracts.[6] We use this designation to track the percent of HCV families living in opportunity areas. Table 2.1 displays the number of HCV households with children that reside in opportunity areas across years. In 2025, 32% of these families lived in opportunity areas.

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

	2019	2020	2021	2022	2023	2024	2025
No, not living in opportunity area	4,238 (70%)	4,226 (69%)	4,122 (68%)	4,189 (67%)	4,138 (67%)	4,063 (67%)	3,892 (66%)
Yes, living in opportunity area	1,755 (29%)	1,793 (29%)	1,840 (30%)	1,964 (32%)	1,977 (32%)	1,942 (32%)	1,883 (32%)
Missing*	88 (1%)	89 (1%)	82 (1%)	79 (1%)	96 (2%)	100 (2%)	106 (2%)
Total	**6,081 (100%)**	**6,108 (100%)**	**6,044 (100%)**	**6,232 (100%)**	**6,211 (100%)**	**6,105 (100%)**	**5,881 (100%)**

Excludes port-outs and public housing
*A small number of addresses are kept confidential or for other reasons may not be used for this analysis.

[4] Chetty, Raj, Nathaniel Hendren, and Lawrence Katz. 2016. "The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Project." *American Economic Review* 106 (4).
[5] Bergman, Peter, Raj Chetty, Stefanie DeLuca, Nathaniel Hendren, Lawrence F. Katz, and Christopher Palmer. 2023. *Creating moves to opportunity: Experimental evidence on barriers to neighborhood choice*. National Bureau of Economic Research.
[6] https://www.opportunityatlas.org/

King County Housing Authority

Chapter 3 DEMOGRAPHIC CHARACTERISTICS

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

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

Household type and composition. One way that KCHA examines households is by using four mutually exclusive categories[7]:

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

Table 3.1 displays the number and percent of households by household type over time. The share of households that are elderly has increased from 32% in 2019 to 38% in 2025, making elderly households the largest and fastest-growing population receiving KCHA assistance. It should be noted, with the natural aging of the population, people in other categories who reside in KCHA-assisted housing may eventually become a household in the Elderly category. The share of work-able with children households has decreased from 29% to 26%.

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

	2019	2020	2021	2022	2023	2024	2025
Elderly	5,258 (32%)	5,606 (33%)	5,836 (34%)	6,195 (34%)	6,464 (35%)	6,716 (36%)	6,774 (38%)
Member with a disability	5,165 (31%)	5,201 (30%)	5,169 (30%)	5,157 (29%)	5,161 (28%)	5,006 (27%)	4,752 (26%)
Work-able with children	4,879 (29%)	4,874 (29%)	4,818 (28%)	4,939 (27%)	4,916 (27%)	4,823 (26%)	4,641 (26%)
Work-able without children	1,373 (8%)	1,419 (8%)	1,538 (9%)	1,762 (10%)	1,865 (10%)	1,894 (10%)	1,872 (10%)
Total	**16,675 (100%)**	**17,100 (100%)**	**17,361 (100%)**	**18,053 (100%)**	**18,406 (100%)**	**18,439 (100%)**	**18,039 (100%)**

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

Table 3.2 displays the number of households by both household type and subsidy. It is notable that elderly households make up a higher proportion of public housing subsidies than tenant- or project-based vouchers (59% compared with 35% or 31%). Table 3.3 categorizes households differently, by inclusion of household members rather than four mutually exclusive categories. As noted in Table 3.3, 51% of all households included a member with a disability, 50% include a work-able member, and 35% include one or more children. Table 3.3. also shows that households entering in 2025 differed by household composition from households overall. New households were less likely to include an elderly or disabled member; they were slightly more likely to include a child.

Table 3.2 Number and percent of households by mutually exclusive category and subsidy (2025)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Elderly	1,497 (59%)	4,311 (35%)	966 (31%)	6,774 (38%)
Member with a disability	541 (21%)	3,421 (28%)	790 (26%)	4,752 (26%)
Work-able with children	365 (14%)	3,315 (27%)	961 (31%)	4,641 (26%)
Work-able without children	140 (6%)	1,355 (11%)	377 (12%)	1,872 (10%)
Total	**2,543 (100%)**	**12,402 (100%)**	**3,094 (100%)**	**18,039 (100%)**

Table 3.3 Number and percent of households (all and new) including member types by subsidy (all and new) (2025)

Households with one or more…*	All households				New entry households**			
	Public Housing	Tenant-based voucher	Project-based voucher	All	Public Housing	Tenant-based voucher	Project-based voucher	All
Number of households	**2,543**	**12,402**	**3,094**	**18,039**	**142**	**269**	**374**	**785**
Elderly member	1,497 (59%)	4,311 (35%)	966 (31%)	6,774 (38%)	66 (46%)	66 (25%)	66 (18%)	198 (25%)
Member with a disability	1,418 (56%)	6,390 (52%)	1,330 (43%)	9,138 (51%)	81 (57%)	133 (49%)	146 (39%)	360 (46%)
Work-able member	744 (29%)	6,566 (53%)	1,728 (56%)	9,038 (50%)	37 (26%)	141 (52%)	231 (62%)	409 (52%)
Child(ren)	492 (19%)	4,642 (37%)	1,239 (40%)	6,373 (35%)	37 (26%)	118 (44%)	182 (49%)	337 (43%)

*Characteristics not mutually exclusive
** “New entry” households exclude port-ins whereas “All households” include port-ins

While most characteristics are reported at the household or head of household level, Table 3.4 provides data on selected characteristics of individuals living in KCHA households. For example, a majority (59%) of KCHA residents are female and nearly a quarter (24%) have a disability.

KCHA housed 14,013 children in 2025, representing approximately one-third of KCHA's resident population.

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

	2019	2020	2021	2022	2023	2024	2025
Number of individuals	**40,570**	**41,391**	**41,632**	**42,642**	**42,950**	**42,774**	**41,909**
Female	23,731 (58%)	24,212 (58%)	24,300 (58%)	24,893 (58%)	25,109 (58%)	25,006 (58%)	24,523 (59%)
Individual with a disability	9,483 (23%)	9,722 (23%)	9,891 (24%)	10,093 (24%)	10,287 (24%)	10,275 (24%)	10,059 (24%)
Children (<18 y/o)	15,144 (37%)	15,188 (37%)	15,001 (36%)	15,139 (36%)	14,979 (35%)	14,535 (34%)	14,013 (33%)
Elderly (62+ years old)	5,994 (15%)	6,388 (15%)	6,628 (16%)	7,007 (16%)	7,296 (17%)	7,554 (18%)	7,598 (18%)

*Characteristics not mutually exclusive

Household size. Table 3.5 displays counts and percentages of KCHA households by household size. In 2025, nearly half (45%) of households were composed of one person, and nearly a quarter (23%) had two people. As shown in Table 3.6, voucher holders had a higher median and average household size than households living in public housing.

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

	2019	2020	2021	2022	2023	2024	2025
1 person	6,922 (42%)	7,180 (42%)	7,408 (43%)	7,873 (44%)	8,138 (44%)	8,233 (45%)	8,059 (45%)
2 people	3,854 (23%)	3,922 (23%)	3,969 (23%)	4,129 (23%)	4,251 (23%)	4,218 (23%)	4,077 (23%)
3 people	2,147 (13%)	2,212 (13%)	2,209 (13%)	2,236 (12%)	2,251 (12%)	2,295 (12%)	2,251 (12%)
4 people	1,607 (10%)	1,607 (9%)	1,615 (9%)	1,655 (9%)	1,639 (9%)	1,582 (9%)	1,578 (9%)
5 people	1,001 (6%)	996 (6%)	971 (6%)	958 (5%)	955 (5%)	952 (5%)	934 (5%)
6+ people	1,144 (7%)	1,183 (7%)	1,189 (7%)	1,202 (7%)	1,172 (6%)	1,159 (6%)	1,140 (6%)
Total	**16,675 (100%)**	**17,100 (100%)**	**17,361 (100%)**	**18,053 (100%)**	**18,406 (100%)**	**18,439 (100%)**	**18,039 (100%)**

Table 3.6 Median and mean (average) household size by subsidy type (2025)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Median	1	2	2	2
Mean	1.8	2.42	2.38	2.32

Age. Tables 3.7 displays age category breakdowns for heads of households receiving KCHA housing subsidies. As shown in Table 3.8, heads of households in public housing units were older, on average, than those using vouchers. Households entering in 2025 were younger than the KCHA resident population as a whole.

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

	2019	2020	2021	2022	2023	2024	2025
18-20 years old	45 (<1%)	50 (<1%)	50 (<1%)	64 (<1%)	61 (<1%)	48 (<1%)	36 (<1%)
21-29 years old	1,064 (6%)	1,002 (6%)	940 (5%)	1,024 (6%)	1,018 (6%)	1,006 (5%)	914 (5%)
30-39 years old	3,319 (20%)	3,296 (19%)	3,235 (19%)	3,215 (18%)	3,197 (17%)	3,125 (17%)	2,937 (16%)
40-49 years old	3,360 (20%)	3,478 (20%)	3,620 (21%)	3,820 (21%)	3,952 (21%)	3,930 (21%)	3,960 (22%)
50-61 years old	3,977 (24%)	4,044 (24%)	4,061 (23%)	4,140 (23%)	4,124 (22%)	4,055 (22%)	3,866 (21%)
62-69 years old	2,212 (13%)	2,359 (14%)	2,475 (14%)	2,684 (15%)	2,832 (15%)	2,888 (16%)	2,798 (16%)
70-79 years old	1,606 (10%)	1,717 (10%)	1,790 (10%)	1,911 (11%)	2,028 (11%)	2,185 (12%)	2,296 (13%)
80+ years old	1,092 (7%)	1,154 (7%)	1,190 (7%)	1,195 (7%)	1,194 (6%)	1,202 (7%)	1,232 (7%)
Total	**16,675 (100%)**	**17,100 (100%)**	**17,361 (100%)**	**18,053 (100%)**	**18,406 (100%)**	**18,439 (100%)**	**18,039 (100%)**

Table 3.8 Median and mean (average) age in years by subsidy type, all households and new households only (2025)

	All households (N=18,039)				New entry households* (N=785)			
	Public Housing	Tenant-based voucher	Project-based voucher	All	Public Housing	Tenant-based voucher	Project-based voucher	All
Median	65	52	50	53	59.5	41	40	43
Mean	62.7	53.0	51.7	54.1	56.2	46.0	43.5	46.7

*New entry households excludes port-ins

Gender. Tables 3.9 and 3.10 display the number and percent of KCHA heads of household by gender. While 59% of all residents identify as female (see Table 3.4), a higher percentage of KCHA households (69%) are female-headed.

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

	2019	2020	2021	2022	2023	2024	2025
Female	11,725 (70%)	12,009 (70%)	12,138 (70%)	12,594 (70%)	12,799 (70%)	12,770 (69%)	12,516 (69%)
Male	4,950 (30%)	5,091 (30%)	5,223 (30%)	5,459 (30%)	5,607 (30%)	5,669 (31%)	5,523 (31%)
Total	**16,675 (100%)**	**17,100 (100%)**	**17,361 (100%)**	**18,053 (100%)**	**18,406 (100%)**	**18,439 (100%)**	**18,039 (100%)**

Table 3.10 Number and percent of heads of household by gender and subsidy (2025)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Female	1,657 (65%)	8,878 (72%)	1,981 (64%)	12,516 (69%)
Male	886 (35%)	3,524 (28%)	1,113 (36%)	5,523 (31%)
Total	**2,543 (100%)**	**12,402 (100%)**	**3,094 (100%)**	**18,039 (100%)**

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

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

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

Ethnicity (whether an individual is Hispanic) is addressed in a separate question. The options for ethnicity are "Hispanic", "Non-Hispanic", or "Declined to Report." The latter category is grouped with missing information as the "Unknown" category in Table 3.12. In 2025, 7% of KCHA heads of household identified as Hispanic.

King County Housing Authority

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

	2019	2020	2021	2022	2023	2024	2025
American Indian/Alaska Native	225 (1%)	234 (1%)	235 (1%)	281 (2%)	303 (2%)	306 (2%)	306 (2%)
Asian	1,317 (8%)	1,435 (8%)	1,433 (8%)	1,478 (8%)	1,503 (8%)	1,508 (8%)	1,501 (8%)
Black/African American	6,227 (37%)	6,408 (37%)	6,563 (38%)	6,864 (38%)	6,976 (38%)	6,950 (38%)	6,762 (37%)
Native Hawaiian/Other Pacific Islander	282 (2%)	293 (2%)	306 (2%)	340 (2%)	367 (2%)	377 (2%)	383 (2%)
White	7,939 (48%)	8,030 (47%)	8,108 (47%)	8,324 (46%)	8,448 (46%)	8,475 (46%)	8,264 (46%)
Multiple/Other	683 (4%)	695 (4%)	706 (4%)	756 (4%)	799 (4%)	811 (4%)	810 (4%)
Unknown	2 (<1%)	5 (<1%)	10 (<1%)	10 (<1%)	10 (<1%)	12 (<1%)	13 (<1%)
Total	**16,675 (100%)**	**17,100 (100%)**	**17,361 (100%)**	**18,053 (100%)**	**18,406 (100%)**	**18,439 (100%)**	**18,039 (100%)**

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

	2019	2020	2021	2022	2023	2024	2025
Hispanic	1,051 (6%)	1,080 (6%)	1,112 (6%)	1,187 (7%)	1,249 (7%)	1,288 (7%)	1,307 (7%)
Non-Hispanic	15,623 (94%)	16,019 (94%)	16,248 (94%)	16,865 (93%)	17,156 (93%)	17,150 (93%)	16,732 (93%)
Unknown	1 (<1%)	1 (<1%)	1 (<1%)	1 (<1%)	1 (<1%)	1 (<1%)	0
Total	**16,675 (100%)**	**17,100 (100%)**	**17,361 (100%)**	**18,053 (100%)**	**18,406 (100%)**	**18,439 (100%)**	**18,039 (100%)**

Tables 3.13 and 3.14 display the number and percent of heads of household by race and then ethnicity by subsidy type in 2025. Place-based subsidies (public housing and project-based vouchers) have higher percentages of White and Asian households and lower percentages of Black/African American households. Project-based vouchers have the highest proportion of heads of households identifying as Hispanic.

King County Housing Authority

Table 3.13 Number and percent of heads of household by race and subsidy (2025)

	Public Housing	Tenant-based voucher	Project-based voucher	All
American Indian/Alaska Native	24 (1%)	222 (2%)	60 (2%)	306 (2%)
Asian	486 (19%)	660 (5%)	355 (11%)	1,501 (8%)
Black/African American	569 (22%)	5,360 (43%)	833 (27%)	6,762 (37%)
Native Hawaiian/Other Pacific Islander	34 (1%)	275 (2%)	74 (2%)	383 (2%)
White	1,305 (51%)	5,349 (43%)	1,610 (52%)	8,264 (46%)
Multiple/Other	113 (4%)	536 (4%)	161 (5%)	810 (4%)
Unknown	12 (<1%)	0	1 (<1%)	13 (<1%)
Total	**2,543 (100%)**	**12,402 (100%)**	**3,094 (100%)**	**18,039 (100%)**

Table 3.14 Number and percent of heads of household by ethnicity and subsidy (2025)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Hispanic	190 (7%)	801 (6%)	316 (10%)	1,307 (7%)
Non-Hispanic	2,353 (93%)	11,601 (94%)	2,778 (90%)	16,732 (93%)
Unknown	2,543 (100%)	12,402 (100%)	3,094 (100%)	18,039 (100%)
Total	**190 (7%)**	**801 (6%)**	**316 (10%)**	**1,307 (7%)**

Occasionally, race and ethnicity data fields are combined into a single variable to enable comparisons to outside sources of information. Table 3.15 displays a combination of race and ethnicity for head of household in 2025, where Hispanic is embedded in the race categories. Using this method, if a person selects “Hispanic” they are counted as Hispanic, inclusive of all other races, and if they do not select “Hispanic,” they are counted with as their selected race only, non-Hispanic. While we recognize that this method may not represent the full identity of each of our residents, we maintain this categorization in order to compare our resident populations to some external data sources.

King County Housing Authority

Table 3.15 Number and percent of heads of household by combined race/ethnicity category (2025)

	Number of households	Percent of households
Hispanic (inclusive of all other races)	1,307	7%
American Indian/Alaska Native only, non-Hispanic	274	2%
Asian only, non-Hispanic	1,495	8%
Black/African American only, non-Hispanic	6,658	37%
Native Hawaiian/Other Pacific Islander only, non-Hispanic	319	2%
White only, non-Hispanic	7,289	40%
Multiple/Other, non-Hispanic	692	4%
Unknown	5	<1%
Total	**18,039**	**100%**

"Multiple" races were indicated by 790 residents in 2025. Table 3.16 shows a breakout of heads of household included in the "multiple" race category. White and Black/African American are the options most frequently combined with other races within this category. People may have selected more than two choices, meaning that these options are not mutually exclusive and reflect all options selected by residents.

Table 3.16 Number and percent of heads of household "multiple" race detail (2025)

	Number of households	Percent of households
White	570	72%
Black/African American	487	62%
American Indian/Alaska Native	264	33%
Asian	216	27%
Native Hawaiian/Other Pacific Islander	134	17%
Hispanic	109	14%
Other	38	5%
Total (those identifying multiple races)	**790**	

Table 3.17 displays the number and percent of households by race and ethnicity category for households that are categorized as work-able using KCHA's mutually-exclusive categories (do not include elderly or disabled members) and those that are non-work-able (do include elderly or

disabled members). A larger share of work-able households than non-work-able households are Black and Hispanic, whereas a smaller share are White or Asian.

Table 3.17 Number and percent of households by race/ethnicity and work-able status (2025)

	Work-Able	Not Work-Able	All
Hispanic (inclusive of all other races)	651 (10%)	656 (6%)	1,307 (7%)
American Indian/Alaska Native only, non-Hispanic	104 (2%)	170 (1%)	274 (2%)
Asian only, non-Hispanic	420 (6%)	1,075 (9%)	1,495 (8%)
Black/African American only, non-Hispanic	3,219 (49%)	3,439 (30%)	6,658 (37%)
Native Hawaiian/Other Pacific Islander only, non-Hispanic	162 (2%)	157 (1%)	319 (2%)
White only, non-Hispanic	1,639 (25%)	5,650 (49%)	7,289 (40%)
Multiple/Other, non-Hispanic	317 (5%)	375 (3%)	692 (4%)
Unknown	1 (<1%)	4 (<1%)	5 (<1%)
Total	**6,513 (100%)**	**11,526 (100%)**	**18,039 (100%)**

Language. Table 3.18 displays the number and percent of households by primary language spoken by the head of household. Over the years, although data quality has improved, resulting in the number categorized as “unknown” to decrease, counts for primary languages spoken other than English are underreported. Due to low counts, languages with counts under ten are combined in the “All other languages” category. In 2025, 28% of KCHA heads of household spoke a primary language other than English, with the top nine most common languages spoken being Somali, Russian, Spanish, Vietnamese, Ukrainian, Arabic, Korean, Farsi, and Amharic.

King County Housing Authority

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

	2019	2020	2021	2022	2023	2024	2025
Number of households	**16,675**	**17,100**	**17,361**	**18,053**	**18,406**	**18,439**	**18,039**
English	11,425 (69%)	11,867 (69%)	12,197 (70%)	12,872 (71%)	13,246 (72%)	13,314 (72%)	12,989 (72%)
Somali	1,019 (6%)	1,023 (6%)	1,002 (6%)	1,005 (6%)	993 (5%)	976 (5%)	932 (5%)
Russian	784 (5%)	775 (5%)	754 (4%)	716 (4%)	678 (4%)	650 (4%)	640 (4%)
Spanish	369 (2%)	375 (2%)	373 (2%)	390 (2%)	398 (2%)	403 (2%)	405 (2%)
Vietnamese	407 (2%)	411 (2%)	402 (2%)	400 (2%)	387 (2%)	375 (2%)	373 (2%)
Ukrainian	375 (2%)	373 (2%)	368 (2%)	354 (2%)	347 (2%)	348 (2%)	345 (2%)
Arabic	250 (2%)	269 (2%)	273 (2%)	296 (2%)	301 (2%)	315 (2%)	312 (2%)
Korean	170 (1%)	179 (1%)	180 (1%)	182 (1%)	185 (1%)	183 (1%)	189 (1%)
Farsi	156 (0.9%)	165 (1%)	170 (1%)	175 (1%)	173 (0.9%)	169 (0.9%)	166 (0.9%)
Amharic	120 (0.7%)	124 (0.7%)	128 (0.7%)	142 (0.8%)	149 (0.8%)	163 (0.9%)	160 (0.9%)
Tigrinya	74 (0.4%)	78 (0.5%)	85 (0.5%)	88 (0.5%)	89 (0.5%)	90 (0.5%)	98 (0.5%)
Cambodian	85 (0.5%)	90 (0.5%)	86 (0.5%)	85 (0.5%)	84 (0.5%)	81 (0.4%)	82 (0.4%)
Chinese	57 (0.3%)	60 (0.3%)	63 (0.4%)	60 (0.3%)	65 (0.3%)	65 (0.3%)	55 (0.3%)
Chinese, Mandarin	33 (0.2%)	38 (0.2%)	41 (0.2%)	47 (0.3%)	51 (0.3%)	51 (0.3%)	49 (0.3%)
Oromo	36 (0.2%)	35 (0.2%)	29 (0.2%)	37 (0.2%)	39 (0.2%)	44 (0.2%)	46 (0.3%)
Pashto	17 (0.1%)	22 (0.1%)	21 (0.1%)	24 (0.1%)	30 (0.2%)	34 (0.2%)	37 (0.2%)
Laotian	27 (0.2%)	37 (0.2%)	37 (0.2%)	38 (0.2%)	36 (0.2%)	34 (0.2%)	36 (0.2%)
Bosnian	41 (0.2%)	37 (0.2%)	36 (0.2%)	36 (0.2%)	34 (0.2%)	29 (0.2%)	28 (0.2%)
Chinese, Yue (Cantonese)	14 (<0.1%)	17 (0.1%)	19 (0.1%)	23 (0.1%)	30 (0.2%)	27 (0.1%)	28 (0.2%)
Marshallese	13 (<0.1%)	13 (<0.1%)	14 (<0.1%)	18 (0.1%)	23 (0.1%)	24 (0.1%)	26 (0.1%)
Swahili	12 (<0.1%)	12 (<0.1%)	14 (<0.1%)	19 (0.1%)	23 (0.1%)	25 (0.1%)	25 (0.1%)
American Sign Language	14 (<0.1%)	16 (<0.1%)	18 (0.1%)	21 (0.1%)	25 (0.1%)	24 (0.1%)	24 (0.1%)
Samoan	28 (0.2%)	25 (0.1%)	21 (0.1%)	26 (0.1%)	25 (0.1%)	24 (0.1%)	24 (0.1%)
Romanian	28 (0.2%)	31 (0.2%)	30 (0.2%)	27 (0.1%)	24 (0.1%)	24 (0.1%)	23 (0.1%)
Persian	20 (0.1%)	20 (0.1%)	21 (0.1%)	24 (0.1%)	23 (0.1%)	24 (0.1%)	22 (0.1%)
Kurdish	15 (<0.1%)	17 (0.1%)	19 (0.1%)	19 (0.1%)	18 (0.1%)	18 (0.1%)	21 (0.1%)
French	14 (<0.1%)	14 (<0.1%)	15 (<0.1%)	17 (<0.1%)	20 (0.1%)	21 (0.1%)	20 (0.1%)
Tagalog	21 (0.1%)	21 (0.1%)	21 (0.1%)	20 (0.1%)	20 (0.1%)	19 (0.1%)	18 (0.1%)
Armenian	11 (<0.1%)	14 (<0.1%)	15 (<0.1%)	14 (<0.1%)	14 (<0.1%)	14 (<0.1%)	13 (<0.1%)
Burmese	14 (<0.1%)	14 (<0.1%)	14 (<0.1%)	11 (<0.1%)	11 (<0.1%)	11 (<0.1%)	11 (<0.1%)
All other languages	178 (1%)	195 (1%)	203 (1%)	211 (1%)	220 (1%)	219 (1%)	222 (1%)
Unknown	848 (5%)	733 (4%)	692 (4%)	656 (4%)	645 (4%)	641 (3%)	620 (3%)

Income. KCHA serves low-income households; most are extremely low-income (below 30% of the Area Median Income or AMI). Table 3.19 displays the number of KCHA residents falling into

each of HUD's income limit categories for KCHA's jurisdiction.[8] These income limits are based on an area's median family income, adjusted for household size. They correspond approximately to 30%, 50%, and 80% AMI, respectively. For a household of two people in 2025, $37,750 was the income limit for extremely low income, $62,850 was the income limit for very low income, and $96,950 was the income limit for low income.

Table 3.19 Number and percent of residents by income category (2025)

Income category*	KCHA residents**
Number of individuals	41,909
Extremely low income (approximately 30% AMI)	33,425 (80%)
Very low income (approximately 50% AMI)	39,802 (95%)
Low income (approximately 80% AMI)	41,582 (99%)

* Based on HUD's FY2025 Median Family Income Calculation Methodology for Seattle-Bellevue, WA HUD Metro FMR Area

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

Table 3.20 displays income recorded for the most recent certification for KCHA households as of the end of each year. Median annual income for KCHA households in 2025 was $15,024. This includes all forms of income (e.g., earned income or wages, as well as monetary benefits, such as Social Security and unemployment insurance, that are considered income by HUD).

Income has increased fairly steadily over time with the exception of the COVID-19 pandemic period. Inflation increases the cost of living and reduces the power of each dollar. Table 3.21 displays inflation-adjusted[9] income estimates, showing that although KCHA residents' household incomes have increased post the COVID-19 pandemic, income is still below what they were in 2019.

Table 3.20 Annual household income statistics by year

	2019	2020	2021	2022	2023	2024	2025
Number of households	**16,675**	**17,100**	**17,361**	**18,053**	**18,406**	**18,439**	**18,039**
Mean	$18,310	$18,009	$18,550	$19,859	$21,353	$22,340	$22,941
Median	$13,161	$12,908	$12,828	$13,468	$14,508	$14,705	$15,024
1st quartile	$9,252	$9,396	$9,528	$10,092	$10,968	$11,196	$11,316
3rd quartile	$23,402	$22,341	$23,154	$25,181	$27,417	$28,200	$29,375

[8] HUD's FY 2025 Income Limits Documentation System: https://www.huduser.gov/portal/datasets/il.html#year2025

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

Table 3.21 Annual household income by year, inflation-adjusted to 2025 dollars

	2019	2020	2021	2022	2023	2024	2025
Number of households	**16,675**	**17,100**	**17,361**	**18,053**	**18,407**	**18,439**	**18,039**
Mean	$23,090	$22,405	$21,561	$21,683	$22,558	$22,938	$22,941
Median	$16,597	$16,059	$14,910	$14,705	$15,327	$15,099	$15,024
1st quartile	$11,667	$11,690	$11,074	$11,019	$11,587	$11,496	$11,316
3rd quartile	$29,511	$27,794	$26,912	$27,494	$28,964	$28,955	$29,375

As shown in Table 3.22, in 2025, half (50%) of KCHA households included at least one member that was "work-able" (i.e., between the ages of 18 and 61 years old without a disability). Fifty-four percent of those households had income from wages instead of or in addition to income from public assistance or other sources. The median household income was greater for these households than it was for the resident population as a whole ($41,568, as compared to $15,024 in 2025).

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

	2019	2020	2021	2022	2023	2024	2025
Number of households	**16,675**	**17,100**	**17,361**	**18,053**	**18,406**	**18,439**	**18,039**
Households with work-able member(s)	8,613 (52%)	8,745 (51%)	8,812 (51%)	9,191 (51%)	9,265 (50%)	9,223 (50%)	9,038 (50%)
Number with income from wages	5,029 (58%)	4,289 (49%)	4,148 (47%)	4,715 (51%)	5,054 (55%)	5,032 (55%)	4,861 (54%)
All income, median	$30,030	$32,015	$34,170	$36,127	$37,891	$40,350	$41,568
Income from wages, median	$27,300	$28,477	$30,152	$32,751	$34,346	$36,533	$37,805
All income, median *(inflation-adjusted)*	$37,869	$39,830	$39,716	$39,445	$40,029	$41,430	$41,568
Income from wages, median *(inflation-adjusted)*	$34,426	$35,428	$35,046	$35,759	$36,284	$37,511	$37,805

As shown in Table 3.23, public housing has the lowest proportion of households with work-able members (29%), likely due to public housing's higher proportion of elderly households. As noted in Table 3.24, households entering in 2025 were slightly more likely to include work-able members than households overall. However, among those households, a lower percentage had income from wages.

King County Housing Authority

Table 3.23 Number and percent of households with any work-able members and wages, and income statistics by subsidy (2025)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Number of households	**2,543**	**12,402**	**3,094**	**18,039**
Households with work-able member(s)	744 (29%)	6,566 (53%)	1,728 (56%)	9,038 (50%)
Number with income from wages	443 (60%)	3,518 (54%)	900 (52%)	4,861 (54%)
Median household income	$41,385	$42,378	$38,270	$41,568
Median income from wages	$37,856	$38,218	$34,928	$37,805

Table 3.24 Number and percent of households with any work-able members and wages, and income statistics (all households and new) (2025)

	All	Entering in 2025*
Number of households	**18,039**	**785**
Households with work-able member(s)	9,038 (50%)	409 (52%)
Number with income from wages	4,861 (54%)	143 (35%)
Median household income	$41,568	$33,510
Median income from wages	$37,805	$28,106

*New entry households excludes port-ins

Table 3.25 compares income for households categorized as work-able using KCHA's mutually-exclusive categories (do not include elderly or disabled members) and non-work-able (do include elderly or disabled members), overall and by subsidy type. Median annual income is higher for work-able households. Table 3.26 shows that 42% of households categorized as work-able had no wage income as of their most recent certification. This percentage has fluctuated over time, but remains higher than prior to the COVID-19 pandemic. Table 3.27 presents the distribution of income for all households and for work-able households.

Table 3.25 Median household income by work-able household category and subsidy (2025)

	WORK-ABLE				NOT WORK-ABLE				ALL
	Public Housing	Tenant-based voucher	Project-based voucher	All	Public Housing	Tenant-based voucher	Project-based voucher	All	
Number of households	**505**	**4,670**	**1,338**	**6,513**	**2,038**	**7,732**	**1,756**	**11,526**	**18,039**
All income	$23,352	$23,700	$17,416	$22,047	$12,303	$14,064	$12,338	$13,383	$15,024

King County Housing Authority

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

	2019	2020	2021	2022	2023	2024	2025
Number of households	**16,675**	**17,100**	**17,361**	**18,053**	**18,406**	**18,439**	**18,039**
Households categorized as work-able	6,252 (37%)	6,293 (37%)	6,356 (37%)	6,701 (37%)	6,781 (37%)	6,717 (36%)	6,513 (36%)
Households with income from wages	4,007 (64%)	3,360 (53%)	3,252 (51%)	3,714 (55%)	4,008 (59%)	3,914 (58%)	3,760 (58%)
All income, median	$29,518	$31,344	$33,572	$35,334	$37,014	$39,045	$40,367
Income from wages, median	$27,754	$28,942	$30,872	$33,118	$34,536	$36,882	$38,074
All income, median *(inflation-adjusted)*	$37,223	$38,995	$39,021	$38,579	$39,103	$40,090	$40,367
Income from wages, median *(inflation-adjusted)*	$34,999	$36,007	$35,883	$36,159	$36,485	$37,869	$38,074
Households with no income from wages	2,245 (36%)	2,933 (47%)	3,104 (49%)	2,987 (45%)	2,773 (41%)	2,803 (42%)	2,753 (42%)
All income, median	$6,828	$8,040	$8,664	$7,800	$6,936	$6,840	$6,840
All income, median *(inflation-adjusted)*	$8,610	$10,003	$10,070	$8,516	$7,327	$7,023	$6,840
Households not categorized as work-able	10,423 (63%)	10,807 (63%)	11,005 (63%)	11,352 (63%)	11,625 (63%)	11,722 (64%)	11,526 (64%)
Households with income from wages	1,783 (17%)	1,606 (15%)	1,576 (14%)	1,803 (16%)	1,920 (17%)	2,011 (17%)	1,965 (17%)
All income, median	$26,833	$28,308	$30,180	$32,390	$33,997	$36,439	$38,138
Income from wages, median	$18,932	$19,988	$21,871	$23,856	$25,262	$26,615	$27,742
All income, median *(inflation-adjusted)*	$33,837	$35,218	$35,078	$35,365	$35,915	$37,415	$38,138
Income from earnings, median *(inflation-adjusted)*	$23,874	$24,867	$25,421	$26,047	$26,687	$27,328	$27,742
Households with no income from earnings	8,640 (83%)	9,201 (85%)	9,429 (86%)	9,549 (84%)	9,705 (83%)	9,711 (83%)	9,561 (83%)
All income, median	$9,972	$10,116	$10,227	$10,791	$11,661	$11,892	$12,063
All income, median *(inflation-adjusted)*	$12,575	$12,585	$11,887	$11,782	$12,319	$12,210	$12,063

King County Housing Authority

Table 3.27 Number of households by annual household income (2025)

	All households	Work-able households
Number of households	**18,039**	**6,513**
Less than $10,000	3,560	2,023
$10,000 - $14,999	5,448	6,14
$15,000 - $24,999	3,750	8,56
$25,000 - $34,999	1,567	697
$35,000 - $49,999	1,745	1,050
$50,000 - $74,999	1,403	892
$75,000 +	566	381

King County Housing Authority

Chapter 4 ENTRIES, EXITS, AND TENURE

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

Tables 4.1 and 4.2 summarize KCHA's entry and exit statistics. In 2025, forty-eight percent of new entries received project-based vouchers. Most residents are "year-long" – that is, they enter before the year began and receive their housing subsidies through the calendar year.

An estimated 500 households entered housing assistance from homelessness in 2025.[10] This number is down compared to the prior years, but it represents 64% of all new households entering a KCHA program from homelessness in 2025. Among entries from homelessness in 2025, almost all accessed a tenant- or project-based voucher (38% and 58%, respectively) because those programs offer vouchers specific to populations experiencing or at-risk for homelessness; only four percent were in public housing.

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

	2019	2020	2021	2022	2023	2024	2025
Number of households	**13,330**	**13,711**	**13,908**	**14,803**	**16,033**	**16,099**	**15,670**
Entering*	1,032 (8%)	1,170 (9%)	849 (6%)	1,465 (10%)	1,166 (7%)	962 (6%)	750 (5%)
Entering and exiting the same year*	37 (<1%)	34 (<1%)	45 (<1%)	38 (<1%)	23 (<1%)	32 (<1%)	35 (<1%)
Exiting	759 (6%)	644 (5%)	779 (6%)	842 (6%)	877 (5%)	891 (6%)	961 (6%)
Year-long	11,502 (86%)	11,863 (87%)	12,235 (88%)	12,458 (84%)	13,967 (87%)	14,214 (88%)	13,924 (89%)
Experienced homelessness prior to entry (estimate)**	567 (53%)	631 (52%)	640 (72%)	1,182 (79%)	808 (68%)	673 (68%)	500 (64%)

*Includes any households who returned after a prior exit.
**Experiencing homelessness among all entering households, including entering and exiting the same year.

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

Table 4.2 Number and percent of households entering and exiting by subsidy (2025)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Number of households	**2,543**	**10,033**	**3,094**	**15,670**
Entering*	134 (5%)	263 (3%)	353 (11%)	750 (5%)
Entering and exiting the same year*	8 (<1%)	6 (<1%)	21 (1%)	35 (<1%)
Exiting	148 (6%)	533 (5%)	280 (9%)	961 (6%)
Year-long	2,253 (89%)	9,231 (92%)	2,440 (79%)	13,924 (89%)
Experienced homelessness prior to entry (estimate)**	21 (15%)	189 (70%)	290 (78%)	500 (64%)

*Includes any households who returned after a prior exit.
**Experiencing homelessness among all entering households, including entering and exiting the same year.

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

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

Tables 4.3 through 4.6 display counts and percentages of exits by year and type, subsidy and type in 2025, household type and exit type in 2025, and specific reason in 2025. Data quality improvements have reduced the number of "unknown" reasons. Among 996 exits in 2025, "Negative" exits, followed by "Aging and health-related" exits were the most common types. Shares of exit types differed by subsidy type with the public housing experiencing the highest percentage of aging/health-related and neutral exits, and tenant-based voucher holders experiencing the highest percentage of positive and negative exits.

King County Housing Authority

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

	2019	2020	2021	2022	2023	2024	2025
Positive	136 (17%)	131 (19%)	134 (16%)	133 (15%)	121 (13%)	126 (14%)	117 (12%)
Negative	251 (32%)	162 (24%)	198 (24%)	252 (29%)	295 (33%)	274 (30%)	362 (36%)
Neutral	180 (23%)	162 (24%)	173 (21%)	197 (22%)	187 (21%)	205 (22%)	203 (20%)
Aging/Health-related	200 (25%)	199 (29%)	296 (36%)	276 (31%)	281 (31%)	300 (33%)	281 (28%)
Unknown	29 (4%)	24 (4%)	23 (3%)	22 (2%)	16 (2%)	18 (2%)	33 (3%)
Total	**796 (100%)**	**678 (100%)**	**824 (100%)**	**880 (100%)**	**900 (100%)**	**923 (100%)**	**996 (100%)**

Table 4.4 Number and percent of households exiting from housing assistance by type of exit and subsidy (2025)

	Public Housing	Tenant-based voucher	Project-based voucher	All
Positive	12 (8%)	79 (15%)	26 (9%)	117 (12%)
Negative	33 (21%)	223 (41%)	106 (35%)	362 (36%)
Neutral	52 (33%)	64 (12%)	87 (29%)	203 (20%)
Aging/Health-related	57 (37%)	168 (31%)	56 (19%)	281 (28%)
Unknown	2 (1%)	5 (1%)	26 (9%)	33 (3%)
Total	**156 (100%)**	**539 (100%)**	**301 (100%)**	**996 (100%)**

Table 4.5 Number and percent of exits by exit type by household category (2025)

	Elderly	Member with a disability	Work-able with children	Work-able without children	All exits
Positive	18 (5%)	24 (9%)	47 (20%)	28 (20%)	117 (12%)
Negative	64 (18%)	115 (44%)	118 (50%)	65 (47%)	362 (36%)
Neutral	73 (20%)	45 (17%)	57 (24%)	28 (20%)	203 (20%)
Aging/health-related	208 (57%)	62 (24%)	7 (3%)	4 (3%)	281 (28%)
Unknown	0 (<1%)	13 (5%)	7 (3%)	13 (9%)	33 (3%)
Total	**363 (100%)**	**259 (100%)**	**236 (100%)**	**138 (100%)**	**996 (100%)**

King County Housing Authority

Table 4.6 Number of exits by type and specific reason (2025)

	N	% of sub-total	% of total
Number of exits	**996**		
Positive			
Moved to Non-Subsidized Rental	46	39%	5%
S8 Over Income	45	38%	5%
Homeownership	25	21%	3%
Transitional Housing Graduate to Non-Subsidized Rental	1	1%	<1%
Sub-total	**117**	**100%**	**12%**
Negative			
S8 Landlord Eviction	83	23%	8%
S8 Voucher Expired	78	22%	8%
Client Location Unknown/Abandoned Unit	63	17%	6%
Paperwork Violation	43	12%	4%
Non-Payment of Rent	37	10%	4%
Criminal Activity	24	7%	2%
Subsidy in Jeopardy Client Choice	16	4%	2%
Inspection/Damages	13	4%	1%
S8 Voucher Expired - Ported Out	3	1%	<1%
Unreported Income	2	1%	<1%
Sub-total	**362**	**100%**	**36%**
Neutral			
Moved in w/Family/Friends	144	71%	14%
Moved to Non-KCHA Subsidized Rental	30	15%	3%
Changed Subsidy Program Type	9	4%	<1%
S8 Term Limit Program	9	4%	<1%
Transitional Housing Graduate to Other Subsidized Rental	4	2%	<1%
Transitional Housing Non-Graduate Early Program Exit	2	1%	<1%
PM Move to KCHA Section 8 Voucher	1	0%	<1%
S8 Cross Absorption	1	0%	<1%
S8 Incoming Portability Move Out	1	0%	<1%
Transitional Housing Graduate to any Section 8 Voucher	1	0%	<1%
Transitional Housing Graduate to KCHA Managed Units	1	0%	<1%
Sub-total	**203**	**100%**	**20%**
Aging/health-Related			
Deceased	217	77%	22%
Needed Housing with Higher Level of Services	53	19%	5%
Absence Treatment/Hospital	11	4%	1%
Sub-total	**281**	**100%**	**28%**
Unknown			
Client would not disclose reason	33	100%	3%
Sub-total	**33**	**100%**	**3%**

Length of stay. In 2025, the median length of stay was 9 years, as presented in Table 4.7.

Table 4.7 Length of stay (years) statistics for all and exiting households (2025)

	Number of households	Median	Mean	25th percentile	75th percentile
All households	15,670	9.0	10.6	4.0	15.6
Exiting households	996	6.8	9.0	2.7	13.0

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

Table 4.8 Length of stay (years) for exiting households by type of exit (2025)

	Number of households	Positive	Negative	Aging/ health	Neutral	All
Median (years)	996	10.5	6.1	9.0	5.1	6.8

Table 4.9 Median length of stay (years) for all and exiting households by subsidy (2025)

	Number of households	Public Housing	Tenant-based voucher	Project-based voucher	All
All households	15,670	10.3	9.6	5.8	9.0
Exiting households	996	9.4	8.7	3.0	6.8

Table 4.10 shows that length of stay has increased steadily over recent years. Tables 4.10 and 4.11 show that work-able households with income from wages tend to use housing assistance longer than work-able households with no income from wages. The difference based on presence of wages is larger for work-able households than households not categorized as work-able. Table 4.12 shows that, for both work-able and non-work-able households, as households experience housing stability, they are less likely to report no income.

King County Housing Authority

Table 4.10 Median length of stay (years) for households with and without income from wages by work-able category and year

	2019	2020	2021	2022	2023	2024	2025
Number of households	**13,330**	**13,711**	**13,908**	**14,803**	**16,033**	**16,099**	**15,670**
All households	6.8	7.2	7.7	7.8	8.1	8.4	9
Work-able households							
Has income from wages	7	7.6	8.3	8.5	8.8	9.4	10.1
Has no income from wages	5	5.6	6.1	5.7	6.1	6.4	6.6
Not work-able households							
Has income from wages	7.2	8.1	8.7	8.8	9.1	9.6	10.4
Has no income from wages	7	7.4	7.9	8	8.2	8.6	9.1

Table 4.11 Number and percent of households with and without income by work-able category and length of stay in years (2025)

	Work-Able			Not Work-Able			All
	Less than 2 years	2 to 5 years	More than 5 years	Less than 2 years	2 to 5 years	More than 5 years	
Has income	551 (80%)	866 (85%)	3,384 (93%)	900 (84%)	1,697 (93%)	7,270 (98%)	14,668 (94%)
Has no income	138 (20%)	150 (15%)	269 (7%)	172 (16%)	134 (7%)	139 (2%)	1,002 (6%)
Total	**689 (100%)**	**1,016 (100%)**	**3,653 (100%)**	**1,072 (100%)**	**1,831 (100%)**	**7,409 (100%)**	**15,670 (100%)**

TAB NUMBER 5

King County Housing Authority

Radon Testing and Mitigation

Board of Commissioners Meeting Briefing

November 16th, 2026



Why are we briefing on Radon Mitigation?

2 units tested near or above the EPA Radon action level at Valli Kee

Radon testing identified one unit above 4.0 pCi/L, the EPA action level. A second unit tested above the threshold originally but below it after additional testing.

- Testing was required as a condition of RAD conversion.
- Testing did what it was intended to do: identify a previously unknown health risk.
- KCHA has proceeded with mitigation planning, resident relocation, and will do post-mitigation verification at these 2 units.

What is Radon?

Invisible, odorless, naturally occurring radioactive gas



Image generated with Microsoft Copilot

- Radon forms from the natural decay of uranium and radium in rock and soil.
- Pressure differences can draw soil gas through cracks, joints, utility penetrations, and other foundation openings.
- Long-term exposure at elevated levels increases lung-cancer risk. Smoking or vaping compounds that risk.
- Testing is the only way to know the radon level in a specific unit.

Regional context: low potential does not mean zero

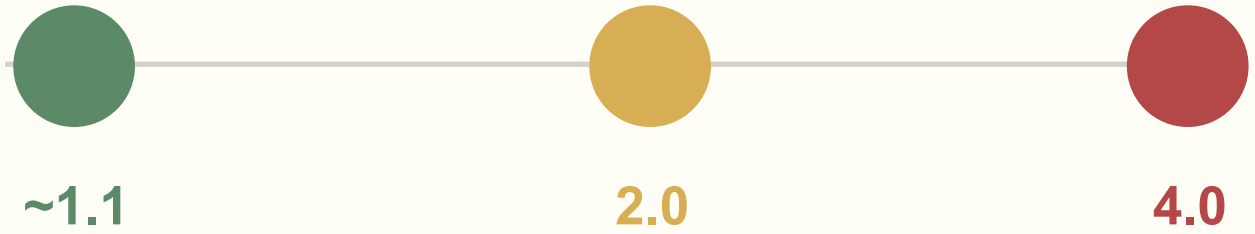
EPA Zone 3

LOWEST POTENTIAL

< 2 pCi/L

EPA predicted average indoor screening level

King County's measured average is approximately 1.0 to 1.1 pCi/L in available county-level datasets.



King County average

EPA: "consider mitigation" threshold

EPA/HUD action level

HUD Environmental Review Requirements

Radon must be considered, but on-site testing is not the only compliance path

1 Consider radon

HUD’s contamination analysis under 24 CFR 50.3(i) and 58.5(i) must address radon as part of the Environmental Review process.

2 Choose a method

HUD allows either direct testing or a documented review of science-based data from reputable sources.

3 Act on findings

If a building or unit is ascertained at 4.0 pCi/L or higher, mitigation is required.

KCHA’s historical approach

Scientific data evaluation

- Use recognized regional and county radon datasets.
- Document the project’s location within EPA’s low-potential Zone 3.
- Evaluate whether available evidence indicates a site-specific radon concern.
- Retain the analysis in the environmental review record.

What changed for RAD

- RAD requires physical testing which provides unit-level measurements.
- Direct testing can identify localized conditions that regional data cannot predict.

How KCHA tested and what the results showed

Testing methodology

- All ground-floor units were included.
- A sample of at least 10% of units on each additional floor was included.
- Short-term devices remained in place for 48 hours.
- Follow-up testing was used to confirm elevated, inconsistent, or potentially compromised results.

Cohort 1 and 2 Results

1 **unit at or above 4.0 pCi/L**

1 **unit just under 4.0 pCi/L**

823 **units below thresholds**

What installation of mitigation typically entails

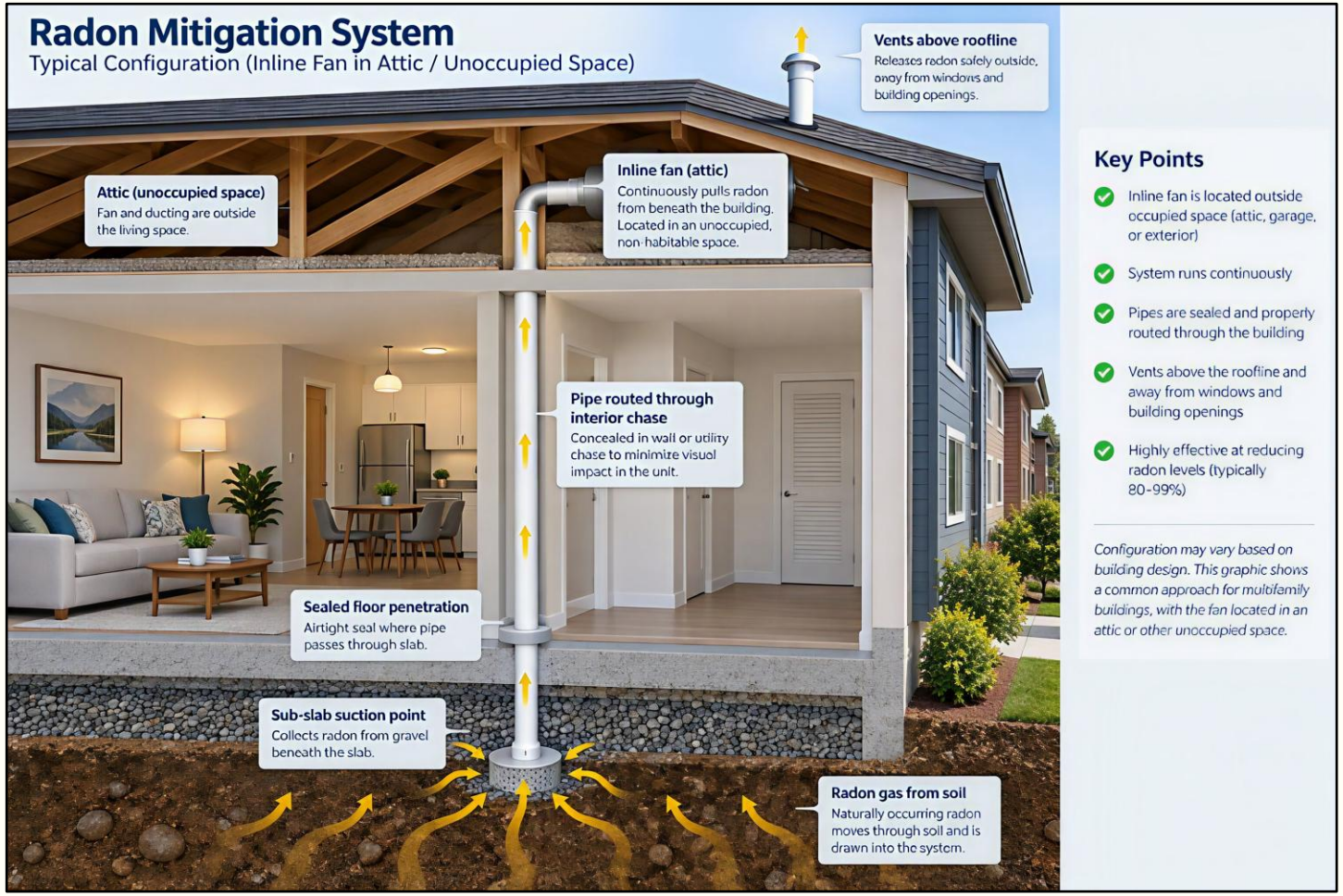


Image generated with Microsoft Copilot

Likely system: active sub-slab depressurization

- Core one or more openings through the slab-on-grade floor.
- Install suction piping into the material below the slab.
- Seal penetrations and accessible pathways.
- Use an in-line fan to create negative pressure below the slab.
- Exhaust collected soil gas safely outdoors, typically above the roofline.
- Retest after installation to verify performance.

Radon health risks and response

Health risks

- Radon is a long-term exposure risk, primarily associated with lung cancer.
- Risk rises with concentration and duration of exposure.
- Smoking substantially increases combined risk.

Health Regulations

- No regulation establishes a specific exposure duration that becomes a hazard.
- A result above 4.0 pCi/L triggers mitigation, not automatic resident relocation.

KCHA response

- Confirm results.
- Promptly notify affected households.
- Consider relocation.
- Mitigate, retest, document, and monitor.

Board takeaways

The result is isolated	One Valli Kee unit exceeded the 4.0 pCi/L action threshold; one was close; all other Cohort 1 and 2 unit results were below thresholds.
Evaluation practice has changed moving forward	HUD permitted science-based data evaluation outside of RAD but we are now required to test. King County remains very low on average.
Direct testing adds precision	New evaluation standards identified a unit-specific condition that regional averages could not predict. This may happen again.
Mitigation is straightforward in concept	Mitigation systems will depressurize the area below the slab and exhaust soil gas outdoors. Regular re-testing is required.
Relocation remains case-specific	There is no automatic relocation requirement when a result is above 4.0 pCi/L; individual unit and building criteria will drive the plan.

Questions?