King County Housing Authority

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HYBRID
SPECIAL MEETING OF
THE BOARD OF COMMISSIONERS

Monday, January 26, 2026
3:00 pm

Webinar Meeting:

https://kcha-org.zoom.us/j/81603373802

Webinar ID: 842 4481 4646

Phone: (253) 215-8782

King County Housing Authority

SPECIAL HYBRID MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Monday, January 26, 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 – December 15, 2025

V. Approval of Agenda

VI. Consent Agenda **2**
A. Voucher Certification Reports for October 2025

VII. Resolutions for Discussion
A. **Resolution No. 5812–** **3**
A Resolution Authorizing the Authority's Sale of Skyway Resource Center

B. **Resolution 5813 –** **4**
Advancing Pay Equity: Proposed Compensation and Classification Plan Amendment

VIII. Reports
A. 2026 Legislative Session Overview **5**

B. Digital Equity **6**

C. Mixed Family Status Update **7**

IX. President/CEO Report

X. Executive Session

A. To receive and evaluate complaints or charges brought against a public officer or employee (RCW 42.30.110 (1) (f)) and to review the performance of public employees (RCW 42.30.110 (1) (g)).

XI. KCHA in the News **8**

XII. Commissioner Comments

XIII. Adjournment

Members of the public who wish to give public comment: We are now accepting public comment during the meeting or written comments. Please send your requests for public comment to the Board Coordinator via email to kamir@kcha.org 3 days prior to the meeting date. If you have questions, please call 206-574-1206.

TAB

NUMBER

1

MEETING MINUTES OF THE
KING COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS
VIRTUAL MEETING

Monday, December 15, 2025

I. CALL TO ORDER

The regular monthly meeting of the King County Housing Authority Board of Commissioners was held as a virtual meeting on Monday, December 15, 2025. There being a quorum, the hybrid meeting was called to order by Chair Lee at 3:00 p.m.

II. ROLL CALL

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

Absent: Commissioner Regina Elmi

III. PUBLIC COMMENT

Cindy Ference gave public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – November 17, 2025

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the November 17, 2025 meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the December 15, 2025, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for October 2025

B. **Resolution No. 5811 –** Authorizing the Commitment of CY 2025 Excess savings from the Authority's Energy Performance Contract.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the December 15, 2025, virtual Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. **Resolution No. 5810–** Authorizing Approval of the Comprehensive Operating and Capital Budgets for Calendar Year Beginning January 1, 2026.

Wendy Teh, VP of Finance gave a detailed presentation of the 2026 Operating and Capital Budgets.

Guiding Principles of the budget process

- Expand and preserve the supply of affordable housing
- Promote economic opportunity and self-reliance
- Strengthen the internal infrastructure of KCHA to support the mission
- Help the region address homelessness

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved Resolution 5810.

VIII. BRIEFINGS AND REPORTS

A. 2025 Third Quarter Executive Dashboard

Jessica de Barros, VP of Policy and Intergovernmental Affairs, explained each section of the dashboard that include: Finance, Housing Management, Housing Choice Voucher Program Operations and Focus Areas.

There were 24,139 households served.

B. Rental Assistance Demonstration (RAD) Conversion Update

Chris Clevenger, Housing Initiatives Officer, presented the Conversion Plan in detail.

KCHA's RAD Conversion Plan

- Repositioning KCHA's public housing portfolio to the Section 8 program through HUD's Rental Assistance Demonstration (RAD) program.
- Convert up to all 2,453 public housing units to RAD Project-Based Vouchers.

Reasoning

- For many years Congressional appropriations for public housing have been insufficient to cover the actual costs to administer the public housing program and to maintain the physical assets.
- Repositioning our public housing units to the Section 8 program through RAD conversion would provide greater assurance of long-term funding stability while preserving deep rental subsidies for residents.

RAD Conversion Process

- Most RAD conversions take 6-18 months, from the date HUD approves the application until closing.
- The entire process, from initial resident engagement through the end of the construction could take three years.

There have been 24 resident meetings as well as virtual meetings.

The top resident concerns are:

- Rent Increases
- Eligibility/Re-screening
- Loosing their apartment unit
- Temporary Relocation
- Funding cuts to the Section 8 program
- Changes to the Section 8 program

C. 2025 Third Quarter Budget
Wendy Teh, VP of Finance gave the highlights of the budget for the third quarter.

D. KCHA 2025 Affirmative Action Executive Summary
Tonya Harlan, Executive VP of People and Culture gave a presentation of the KCHA 2025 Workforce Insights Executive Summary.

Annual analysis required by federal employers to increase representation of veterans and individuals with disabilities.

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave updates:

- Last week we experienced flooding at the property in Snoqualmie, Pickering Court. They were under an evacuation order last week. They have returned and they are dealing with debris cleanup, but everyone is reported as safe.
- We will most likely leave our Central Office closed tomorrow due to the levee breach for Green River.
- We are continuing to monitor the continued resolution that expires January 30th. We will not see any change until the new year when congress can take any action.
- Before the next Board meeting in January, we will begin the process of transitioning families who have participated in the Emergency Housing Voucher Program (EHV) to other subsidies. We will be sending them a letter to assess their interest in moving to Public Housing. They will be placed at the top of our public housing waiting list for the next available units for the properties they select. We will most likely have a contingency plan for families that are not interested in transitioning to Public Housing. We will begin notifying families of their options.

- Happy Holidays and thank you for your participation and your contributions to KCHA.

X. Executive Session

A. (To discuss with legal counsel representing the agency matters Relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency (RCW 42.30.110 (1) (i)).) and to receive and evaluate complaints or charges brought against a public officer or employee (RCW 42.30.110 (1) (f))

Chair Lee announced that the Board of Commissioners will go into Executive Session for approximately one hour, starting at 4:12pm.

4:12pm – Board meeting was suspended.

5:24pm – Board meeting was re-convened.

X. COMMISSIONER COMMENTS

None.

XI. ADJOURNMENT

Chair Lee adjourned the meeting at 5:45 p.m.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

_____

JERRY LEE, Chair
Board of Commissioners

_____

ROBIN WALLS
President/CEO and Secretary-Treasurer

TAB

NUMBER

2

King County Housing Authority

To: Board of Commissioners

From: Mary Osier, Accounting Manager

Date: January 7, 2026

Re: **VOUCHER CERTIFICATION FOR NOVEMBER 2025**

I, Mary Osier, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claims represented by the vouchers listed below were just obligations of the Housing Authority of the County of King, and that I am authorized to authenticate and certify said claims.

_____
Mary Osier
Accounting Manager
January 7, 2026

Bank Wires / ACH Withdrawals		5,573,996.25
	Subtotal	***5,573,996.25***
Accounts Payable Vouchers		
Key Bank Checks - #360149-360544		5,258,101.81
Tenant Accounting Checks - #12582-12593		32,498.86
	Subtotal	***5,290,600.67***
Payroll Vouchers		
Checks - #912817172-912817175 & 912862598-912862610 & 912939670-912939683		53,627.87
Direct Deposit		2,874,103.47
	Subtotal	***2,927,731.34***
Section 8 Program Vouchers		
Checks - #660290-661004 & 661679-661680		1,680,664.09
ACH - #655932-658237		22,416,186.47
	Subtotal	***24,096,850.56***
Purchase Card / ACH Withdrawal		531,039.05
	Subtotal	***531,039.05***
	GRAND TOTAL	***$ 38,420,217.87***

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

FROM: Wen Xu, Director of Asset Management

I Wen Xu, 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.

Wen Xu

Property	Wired to Operating Account for Obligations of Property			Notes:
	Date	Wire Transaction	Claim	
Argyle	11/05/2025	$ 45,043.98	AP & Payroll	
Ballinger commons	11/05/2025	$ 227,433.29	AP & Payroll	
Bellepark	11/05/2025	$ 7,270.76	AP	
Brier woods	11/05/2025	$ 77,510.89	AP & Payroll	
Emerson	11/05/2025	$ 85,606.73	AP & Payroll	
Gilman square	11/05/2025	$ 44,074.49	AP & Payroll	
Hampton greens	11/05/2025	$ 11,488.42	AP	
Kendall ridge	11/05/2025	$ 15,334.83	AP	
Landmark	11/05/2025	$ 25,937.84	AP	
Meadowbrook	11/05/2025	$ 48,644.78	AP & Payroll	
Riverstone	11/05/2025	$ 20,516.07	AP	
Surrey downs	11/05/2025	$ 56,268.11	AP & Payroll	
Villages at south station	11/05/2025	$ 51,835.38	AP & Payroll	
Woodside east	11/05/2025	$ 13,942.61	AP	
Alpine ridge	11/06/2025	$ 18,015.98	AP & Payroll	
Arbor heights	11/06/2025	$ 23,140.45	AP & Payroll	
Aspen ridge	11/06/2025	$ 10,716.72	AP & Payroll	
Auburn square	11/06/2025	$ 18,307.61	AP & Payroll	
Carriage house	11/06/2025	$ 27,485.36	AP & Payroll	
Carrington	11/06/2025	$ 9,802.38	AP & Payroll	
Cascadian	11/06/2025	$ 20,483.88	AP & Payroll	
Colonial gardens	11/06/2025	$ 7,945.48	AP & Payroll	
Cottonwood	11/06/2025	$ 15,337.36	AP & Payroll	
Cove east	11/06/2025	$ 38,948.97	AP & Payroll	
Fairwood	11/06/2025	$ 21,169.44	AP & Payroll	
Henry house	11/06/2025	$ 14,322.99	AP & Payroll	
Heritage park	11/06/2025	$ 45,371.62	AP & Payroll	
Highlander house	11/06/2025	$ 14,354.95	AP & Payroll	

Juanita view	11/06/2025	$	15,491.59	AP & Payroll	
Laurelwood	11/06/2025	$	18,462.19	AP & Payroll	
Meadows	11/06/2025	$	20,666.19	AP & Payroll	
Newporter	11/06/2025	$	17,834.19	AP & Payroll	
Nia	11/06/2025	$	58,324.88	AP & Payroll	
Overlake	11/06/2025	$	34,161.75	AP & Payroll	
Parkwood	11/06/2025	$	10,923.10	AP & Payroll	
Pinewood village	11/06/2025	$	12,804.89	AP & Payroll	
Plum court	11/06/2025	$	32,106.71	AP & Payroll	
Rainier view i	11/06/2025	$	15,675.49	AP	
Rainier view ii	11/06/2025	$	11,081.06	AP	
Salish	11/06/2025	$	15,933.90	AP & Payroll	
Salmon creek housing llc	11/06/2025	$	36,278.29	AP & Payroll	
Sandpiper east	11/06/2025	$	34,028.87	AP & Payroll	
Seola crossing llc	11/06/2025	$	44,613.00	AP & Payroll	
Seola crossing llc	11/06/2025	$	71,360.65	AP & Payroll	
Si view	11/06/2025	$	7,238.44	AP	
Southwood square	11/06/2025	$	12,416.28	AP & Payroll	
Sterling ridge	11/06/2025	$	29,472.43	AP & Payroll	
Timberwood	11/06/2025	$	45,832.94	AP & Payroll	
Vashon terrace	11/06/2025	$	11,630.32	AP	
Walnut park	11/06/2025	$	14,271.48	AP & Payroll	
Windsor heights	11/06/2025	$	49,534.06	AP & Payroll	
Woodridge park	11/06/2025	$	38,852.57	AP & Payroll	
Arbor heights	11/12/2025	$	250.00	Correction	
Arbor heights	11/12/2025	$	390.00	Correction	
Bellepark	11/12/2025	$	7,270.76	AP	
Hampton greens	11/12/2025	$	11,488.42	AP	
Kendall ridge	11/12/2025	$	15,334.83	AP	
Landmark	11/12/2025	$	25,937.84	AP	
Riverstone	11/12/2025	$	20,516.07	AP	
Salmon creek housing llc	11/12/2025	$	8,591.91	AP	
Woodside east	11/12/2025	$	13,942.61	AP	
Alpine ridge	11/13/2025	$	13,468.08	AP	
Arbor heights	11/13/2025	$	6,884.63	AP	
Aspen ridge	11/13/2025	$	6,610.43	AP	
Auburn square	11/13/2025	$	8,592.07	AP	
Bellepark	11/13/2025	$	14,561.89	AP	
Carriage house	11/13/2025	$	17,554.55	AP	
Carrington	11/13/2025	$	17,458.35	AP	

Cascadian	11/13/2025	$	66,289.07	AP	
Colonial gardens	11/13/2025	$	7,650.18	AP	
Fairwood	11/13/2025	$	18,721.30	AP	
Hampton greens	11/13/2025	$	69,556.69	AP	
Heritage park	11/13/2025	$	18,745.26	AP	
Highlander house	11/13/2025	$	1,138.91	AP	
Kendall ridge	11/13/2025	$	88,316.18	AP	
Landmark	11/13/2025	$	31,137.45	AP	
Laurelwood	11/13/2025	$	17,527.37	AP	
Meadows	11/13/2025	$	6,437.26	AP	
Newporter	11/13/2025	$	10,509.92	AP	
Overlake	11/13/2025	$	33,681.59	AP	
Parkwood	11/13/2025	$	10,503.50	AP	
Pinewood village	11/13/2025	$	9,950.47	AP	
Plum court	11/13/2025	$	23,893.77	AP	
Rainier view i	11/13/2025	$	22,242.45	AP	
Rainier view ii	11/13/2025	$	13,837.10	AP	
Riverstone	11/13/2025	$	33,748.57	AP	
Salish	11/13/2025	$	30,414.66	AP	
Sandpiper east	11/13/2025	$	11,922.10	AP	
Si view	11/13/2025	$	13,069.04	AP	
Southwood square	11/13/2025	$	7,781.18	AP	
Sterling ridge	11/13/2025	$	25,372.72	AP	
Timberwood	11/13/2025	$	3,820.21	AP	
Vashon terrace	11/13/2025	$	7,857.59	AP	
Walnut park	11/13/2025	$	48,721.20	AP	
Windsor heights	11/13/2025	$	51,033.60	AP	
Woodridge park	11/13/2025	$	34,856.16	AP	
Woodside east	11/13/2025	$	29,804.74	AP	
Argyle	11/19/2025	$	36,235.21	AP & Payroll	
Ballinger commons	11/19/2025	$	194,746.80	AP & Payroll	
Bellepark	11/19/2025	$	53,273.29	AP	
Brier woods	11/19/2025	$	36,567.70	AP & Payroll	
Emerson	11/19/2025	$	91,194.01	AP & Payroll	
Gilman square	11/19/2025	$	41,905.71	AP & Payroll	
Hampton greens	11/19/2025	$	52,218.52	AP	
Kendall ridge	11/19/2025	$	44,306.96	AP	
Landmark	11/19/2025	$	42,156.67	AP	
Meadowbrook	11/19/2025	$	44,151.10	AP & Payroll	
Riverstone	11/19/2025	$	15,871.10	AP	

Surrey downs	11/19/2025	$	34,487.07	AP & Payroll	
Villages at south station	11/19/2025	$	50,790.88	AP & Payroll	
Woodside east	11/19/2025	$	31,476.91	AP	
Alpine ridge	11/20/2025	$	15,916.61	AP & Payroll	
Arbor heights	11/20/2025	$	24,186.94	AP & Payroll	
Aspen ridge	11/20/2025	$	10,770.22	AP & Payroll	
Auburn square	11/20/2025	$	33,986.00	AP & Payroll	
Carriage house	11/20/2025	$	34,319.75	AP & Payroll	
Carrington	11/20/2025	$	18,880.69	AP & Payroll	
Cascadian	11/20/2025	$	25,773.56	AP & Payroll	
Colonial gardens	11/20/2025	$	14,247.57	AP & Payroll	
Cottonwood	11/20/2025	$	21,626.01	AP & Payroll	
Cove east	11/20/2025	$	51,017.32	AP & Payroll	
Fairwood	11/20/2025	$	24,506.01	AP & Payroll	
Henry house	11/20/2025	$	19,160.78	AP & Payroll	
Heritage park	11/20/2025	$	20,899.79	AP & Payroll	
Highlander house	11/20/2025	$	9,903.13	AP & Payroll	
Juanita view	11/20/2025	$	31,608.89	AP & Payroll	
Laurelwood	11/20/2025	$	18,396.67	AP & Payroll	
Meadows	11/20/2025	$	29,070.90	AP & Payroll	
Newporter	11/20/2025	$	38,886.69	AP & Payroll	
Nia	11/20/2025	$	51,202.74	AP & Payroll	
Overlake	11/20/2025	$	52,186.55	AP & Payroll	
Parkwood	11/20/2025	$	20,720.82	AP & Payroll	
Pinewood village	11/20/2025	$	18,402.42	AP & Payroll	
Plum court	11/20/2025	$	16,772.88	AP & Payroll	
Salish	11/20/2025	$	32,909.52	AP & Payroll	
Salmon creek housing llc	11/20/2025	$	63,481.91	AP & Payroll	
Sandpiper east	11/20/2025	$	22,854.40	AP & Payroll	
Seola crossing llc	11/20/2025	$	66,964.82	AP & Payroll	
Southwood square	11/20/2025	$	17,180.69	AP & Payroll	
Sterling ridge	11/20/2025	$	25,118.52	AP & Payroll	
Timberwood	11/20/2025	$	133,240.58	AP & Payroll	
Walnut park	11/20/2025	$	24,511.71	AP & Payroll	
Windsor heights	11/20/2025	$	34,207.96	AP & Payroll	
Woodridge park	11/20/2025	$	34,070.55	AP & Payroll	
Tall cedars	11/21/2025	$	28,625.78	AP	
Bellepark	11/25/2025	$	21,946.95	AP & Payroll	
Hampton greens	11/25/2025	$	307,206.41	AP & Payroll	
Kendall ridge	11/25/2025	$	45,769.58	AP & Payroll	

Landmark	11/25/2025	$ 25,371.72	AP & Payroll	
Riverstone	11/25/2025	$ 51,824.36	AP & Payroll	
Woodside east	11/25/2025	$ 27,988.20	AP & Payroll	
Alpine ridge	11/26/2025	$ 25,141.15	AP & Management fees & OCR	
Arbor heights	11/26/2025	$ 9,744.68	AP & Management fees & OCR	
Aspen ridge	11/26/2025	$ 13,544.13	AP & Management fees & OCR	
Auburn square	11/26/2025	$ 30,106.36	AP & Management fees & OCR	
Carriage house	11/26/2025	$ 31,772.91	AP & Management fees & OCR	
Carrington	11/26/2025	$ 27,453.69	AP & Management fees & OCR	
Cascadian	11/26/2025	$ 17,684.57	AP & Management fees & OCR	
Colonial gardens	11/26/2025	$ 6,548.16	AP & Management fees & OCR	
Fairwood	11/26/2025	$ 48,410.16	AP & Management fees & OCR	
Heritage park	11/26/2025	$ 9,794.48	AP & Management fees & OCR	
Laurelwood	11/26/2025	$ 33,089.95	AP & Management fees & OCR	
Meadows	11/26/2025	$ 13,789.58	AP & Management fees & OCR	
Newporter	11/26/2025	$ 57,953.81	AP & Management fees & OCR	
Overlake	11/26/2025	$ 31,276.10	AP & Management fees & OCR	
Parkwood	11/26/2025	$ 8,444.80	AP & Management fees & OCR	
Pinewood village	11/26/2025	$ 12,762.98	AP & Management fees & OCR	
Plum court	11/26/2025	$ 17,327.72	AP & Management fees & OCR	
Salish	11/26/2025	$ 27,855.13	AP & Management fees & OCR	
Salmon creek housing llc	11/26/2025	$ 8,591.91	Bnak fees	
Sandpiper east	11/26/2025	$ 41,593.13	AP & Management fees & OCR	
Southwood square	11/26/2025	$ 8,338.46	AP & Management fees & OCR	
Sterling ridge	11/26/2025	$ 18,549.85	AP & Management fees & OCR	
Timberwood	11/26/2025	$ 43,126.93	AP & Management fees & OCR	
Walnut park	11/26/2025	$ 13,401.37	AP & Management fees & OCR	
Windsor heights	11/26/2025	$ 37,327.60	AP & Management fees & OCR	
Woodridge park	11/26/2025	$ 22,713.02	AP & Management fees & OCR	
	177 Wires	**$ 5,564,140.48**		

TAB

NUMBER

3

To: **Board of Commissioners**

From: Sunnie Park, Development Manager

Date: January 26, 2026

Re: **Resolution No. 5812 – A Resolution authorizing the Authority's sale of Skyway Resource Center**

Resolution No. 5812 authorizes the Authority to sell Skyway Resource Center located in the Skyway neighborhood, an unincorporated area of King County, to Skyway Coalition, a 501c3 community development association. The $6,150,000 purchase price represents a reimbursement to KCHA for cost of developing the facility and is fully supported by outside grants to Skyway Coalition.

This action represents the culmination of a multi-year effort by KCHA working with local partners to transform a donated property into a permanent, community-owned hub for essential services. The sale will ensure that the facility remains under local stewardship, aligned with the vision and priorities of the Skyway community.

Background

In 2020, the Authority was approached by King County representatives, including then-Councilmember Zahilay, along with a coalition of Skyway community organizations seeking to establish a permanent resource center for the neighborhood. These organizations had secured a vacant commercial building and were looking for a partner to serve as interim owner and guide the redevelopment process. The vision was to create a multi-service hub that could house agencies and nonprofits dedicated to supporting low-income residents. With its extensive experience in community development, particularly in unincorporated King County, the Authority was recognized as an ideal partner. Following extensive discussions, the Authority agreed to assume interim ownership and joined with the Renton Innovation Zone Partnership (RIZP) - the community organization that spearheaded the project idea - to steward the redevelopment effort. Two parties entered into a memorandum of agreement ("MOU") in September 2021.

Subsequently, the Authority accepted a property donation from U.S. Bank on behalf of the Skyway community and engaged Schemata Workshop, an architecture firm, to lead a community-driven design process. This approach ensured that residents could shape the center's design, operations, and the types of services to be offered. Over the following years, the Authority and RIZP collaborated to advance the design, advocate for the renovation, and secure $3.6 million in capital funding from state and local governments as well as private foundations. To bridge funding gaps, the Authority contributed approximately $1.2 million with the expectation of reimbursement from additional public sources, ensuring the project's completion.

Due to the variety of sources ultimately secured for this project, KCHA is projected to receive full reimbursement for all gap funding advanced for the project later this month.

Below is a summary of Sources and Uses for the overall project, followed by additional details on the property, neighborhood, redevelopment, and sale.

Sources		**Amount**
US Bank & KCHA Property Donation	$	1,320,000
King County Dept. of Local Services Grant	$	2,250,000
Washington State Dept. of Commerce Grant	$	388,000
Ballmer Grant	$	300,000
LISC Grant	$	215,000
4Culture Grant	$	49,800
Norcliffe Foundation Grant	$	200,000
Sunderland Foundation Grant	$	200,000
KCHA Bridge Funding	$	1,189,931
US Bank Tenant Improvement	$	37,269
Total Sources	**$**	**6,150,000**

Uses		**Amount**
Acquisition	$	1,320,000
Design & Other Soft Costs	$	995,027
Construction	$	3,834,973
Total Uses	**$**	**6,150,000**

Property and Location Description

The Skyway Resource Center is located at 12610 76th Avenue South in the Skyway West-Hill neighborhood, an unincorporated area of King County. The commercial building, originally constructed in 1960 and used most recently as a bank, has a net square footage of 4,568. It features a two-story central structure flanked by two single-story wings and includes a drive-through ATM with an awning. The building is composed of both masonry and wood framing. The property also has 39 surface parking spaces.

The property sits in a central area in the Skyway community adjacent to a convenience store and a United States Postal Service branch, and directly across the street from the Skyway Public Library and the King County Fire District 20 station. With its strategic location among public facilities, its parking lot has long served as a community gathering space, hosting events such as the Skyway Summer Cinema. Following the Authority's acquisition and collaboration with local community organizations, its use expanded to include farmers markets and bazaars, and other activities that further strengthen its role as a neighborhood hub.

The Skyway Resource Center is near Campbell Hill Elementary School, Dimmitt Middle School, and Renton High School in the Renton School District, as well as Bryn Mawr Elementary in the Seattle School District. These schools serve diverse, largely low-income students. The center is served by King County Metro Routes 106 and 107, connecting Skyway to Seattle and Renton, along with the Hyde Shuttles and Community Van program, which provide flexible rides for seniors, people with disabilities, and local residents.

Neighborhood Context

The Skyway West-Hill neighborhood, located in unincorporated King County between Renton and Seattle, is home to one of the county's most racially and ethnically diverse populations, with a majority of residents identifying as people of color and a significant share of households earning below the area median income. Despite its vibrant community, Skyway has faced decades of historical underinvestment in infrastructure, public services, and economic development compared to neighboring incorporated cities. This lack of investment has contributed to persistent disparities in housing, health, and economic opportunity, while residents continue to face pressures driven by rising housing costs and limited affordable housing options.

In recent years, however, King County and local partners have begun directing new resources into Skyway West-Hill to address these inequities. Initiatives include participatory budgeting that secured millions for local improvements, targeted anti-displacement strategies, and funding opportunities to expand permanently affordable housing, as well as the funding secured to support Skyway Resource Center, which will provide human services around health and wellness, economic empowerment, character and leadership, and educational advancement.

Capital Project

The redevelopment project transformed the Skyway Resource Center into a modern, sustainable facility, and enabled its transition from a bank and office building to a multi-resource center. Construction began in January 2024 and was completed in June 2025, with the Authority serving as project administrator. Conducted as a public works project, the contract was awarded to CDK Construction Services, Inc. as the lowest bidder, with a total value of $3.8 million including change orders. The renovation brought the 1960s-era building up to current codes and standards while significantly improving energy efficiency and sustainability. Major upgrades included reconfiguring the building layout, partial demolition and abatement, and enhancements to the building envelope and systems. Offices were built to accommodate service agencies, accessibility was expanded through the installation of an ADA-compliant lift and new staircases, and interior fixtures and finishes were replaced. Additional site work improved the parking lot, and the bank's former ATM room was relocated to ensure ongoing access, along with other upgrades essential to modernizing the facility.

Sale

In 2024, the Skyway neighborhood designated Skyway Coalition as the future owner of the Skyway Resource Center. As a key community partner, Skyway Coalition played an active role in supporting the redevelopment project and contributed to the center's creation from its earliest stages. In early 2025, the organization secured its 501(c)(3) designation and formally transitioned into the neighborhood's Community Development Association (CDA).

The Authority and Skyway Coalition entered into a Purchase Sale Agreement in August 2024. The agreement contemplated the purchase and sale to be contingent upon Skyway Coalition's receipt of acquisition grant from Washington State Commerce's Building Communities Fund. In July 2025, Skyway Coalition was awarded the grant fund in the amount of $1,406,500. KCHA staff have been working through due diligence requirements from Commerce to prepare for closing expected later this month. The sale amount is $6,150,000 and includes seller credit of $4,743,500 which represents grants previously received on behalf of the buyer that reimburse KCHA for development costs and fund the establishment of a replacement reserve for the

project, with the difference paid by Commerce's acquisition grant. The sales proceeds will fully reimburse bridge funding from KCHA with a net cost to KCHA of $0.

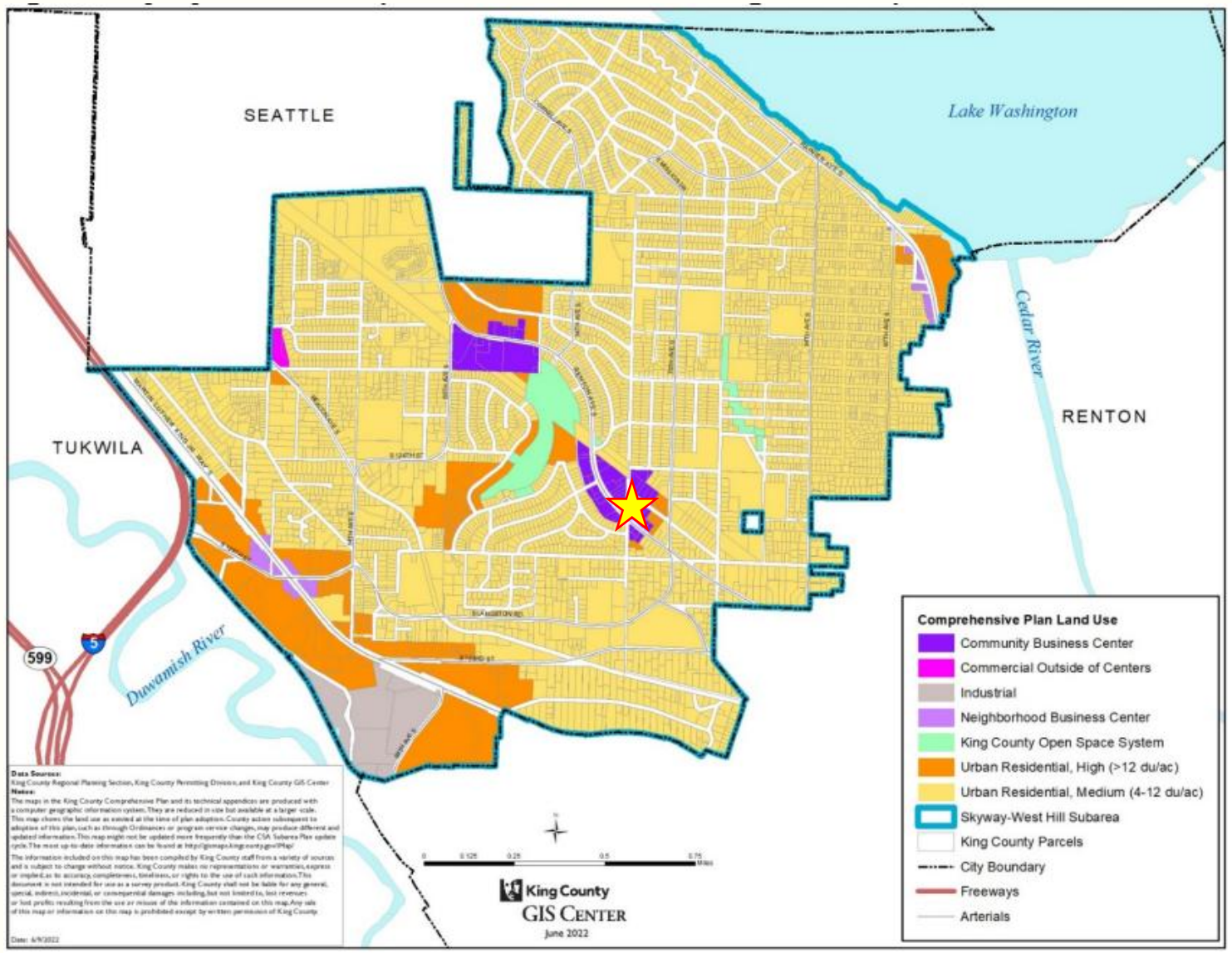
Transaction Summary	Amount	Description
Sales Price	$ 6,150,000	
Commerce Grant	$ 1,406,500	Due To Seller (KCHA) at Closing
KCHA Seller Credit	$ 4,527,000	Represents reimbursement to KCHA from previously received grants
Replacement Reserve	$ 216,500	Reserve to be held by KCHA, and funded from previously received grants
Net Cost / Benefit to KCHA	**$0**	**No cost or revenue to KCHA resulting from sale; reimbursement only**

Recommendation

The Authority's stewardship of Skyway Resource Center has ensured that the project remained financially viable, compliant with regulatory requirements, and responsive to community needs. The sale of Skyway Resource Center from KCHA to Skyway Coalition ensures that this community asset is now under community stewardship, fulfilling the original vision of locally led ownership and management. Staff recommend approval of Resolution No. 5812.

Skyway West-Hill neighborhood

- Unincorporated King County between Seattle and Renton
- Home to one of King County's most racially and ethnically diverse populations
- Significant share of population below area median income



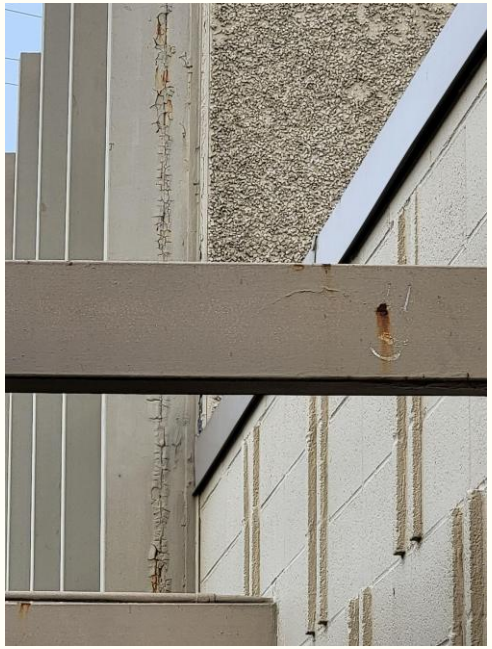
Property Overview

- Built in 1960 by U.S. Bank and was used as a bank building until closure in November 2020
- 4,500 SF building on 0.58 acres
- Located in the neighborhood's community business center
  - Next to Skyway Public Library, USPS postal office, KC Fire District #20, and a convenience store

History of Acquisition

- Skyway West-Hill community convinced U.S. Bank to donate property for use as community resource center after branch closure
  - First property donation by U.S. Bank in its history
- KCHA asked by community and King County representatives to be interim property owner and oversee redevelopment
- KCHA entered MOU with Renton Innovation Zone Partnership (RIZP), a community organization that envisioned the redevelopment effort
- KCHA committed to develop the site, donated to KCHA by US Bank in August 2021, then transfer the property back to the community via a sale

Existing Property (prior to improvement)



Redevelopment Project Overview

- **Budget:** **$6.15M**

- **Funding**: Eight public and private sources
  - Pooled over three years through competitive funding rounds and continued advocacy

- **Scope**:
  - Reconfiguration of the building layout
  - Partial demolition and abatement
  - Energy efficiency and sustainability updates
  - Update to current building codes and standards
    - Accessibility upgrade with new ADA-compliant lift and two new staircases
  - Preservation of building historical aesthetics

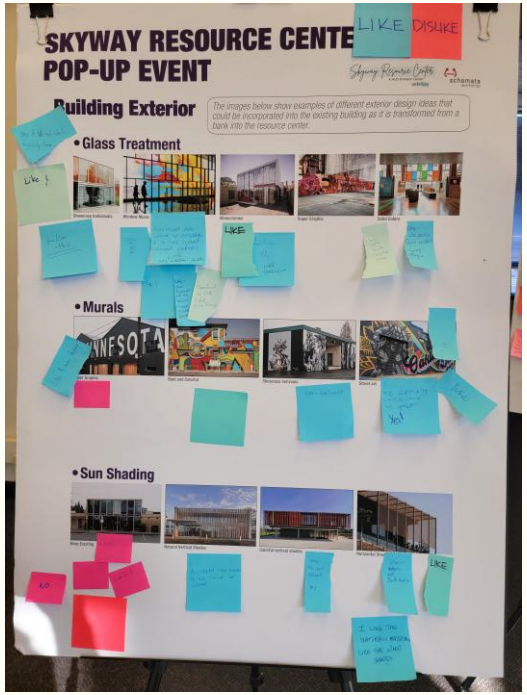
Sources		Amount
US Bank Property Donation	$	1,320,000
Public Grants (State & County)	$	2,638,000
Foundation Grants and Others	$	1,002,069
KCHA Bridge Funding	$	1,189,931
Total Sources	**$**	**6,150,000**

Uses		Amount
Acquisition	$	1,320,000
Design & Other Soft Costs	$	995,027
Construction	$	3,834,973
Total Uses	**$**	**6,150,000**

Sale & Current Status

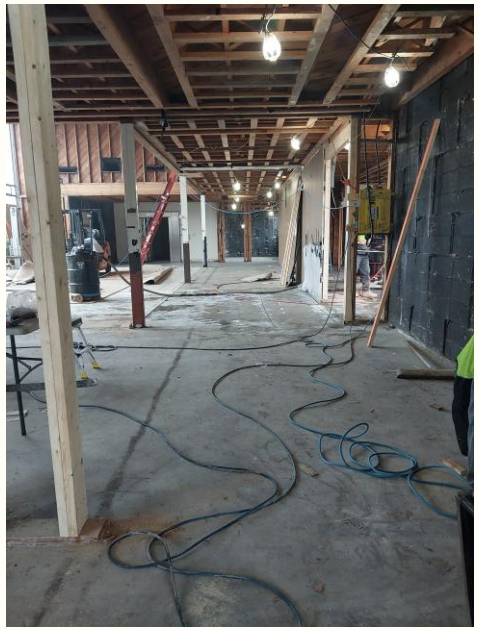
- Purchase and Sale Agreement between KCHA and Skyway Coalition signed August 2024
  - Contingent upon Skyway Coalition's receipt of $1.4MM grant from state Commerce Dept
- Commerce awarded $1.4MM acquisition grant to Skyway Coalition July 2025
  - Grant will be disbursed as part of the KCHA sale transaction
- The sales proceeds will fully reimburse bridge funding from KCHA
  - <u>Net cost to KCHA of $0</u>

Community Design Development



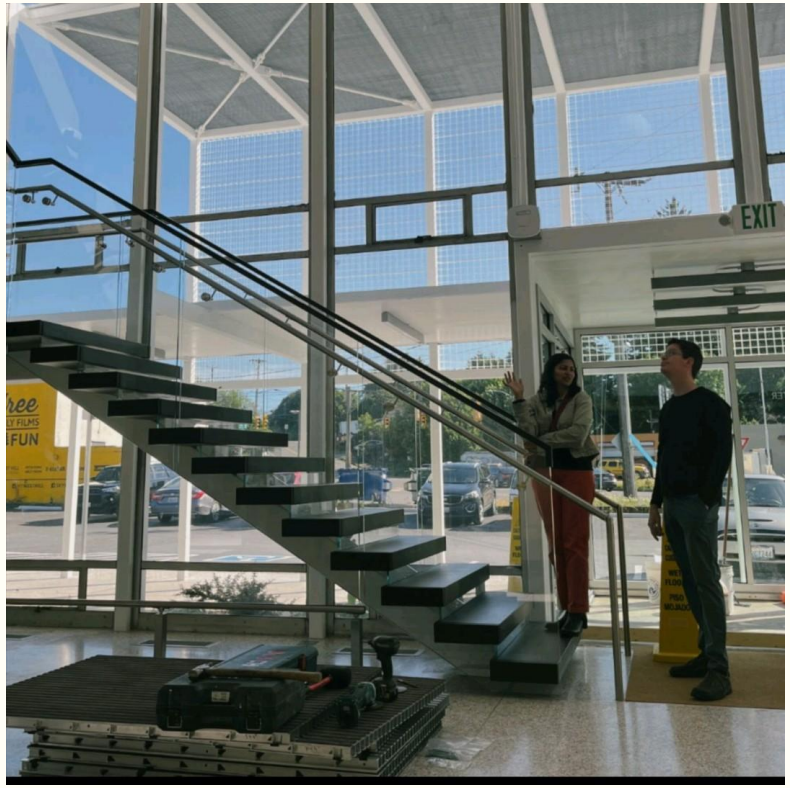
Design Renderings

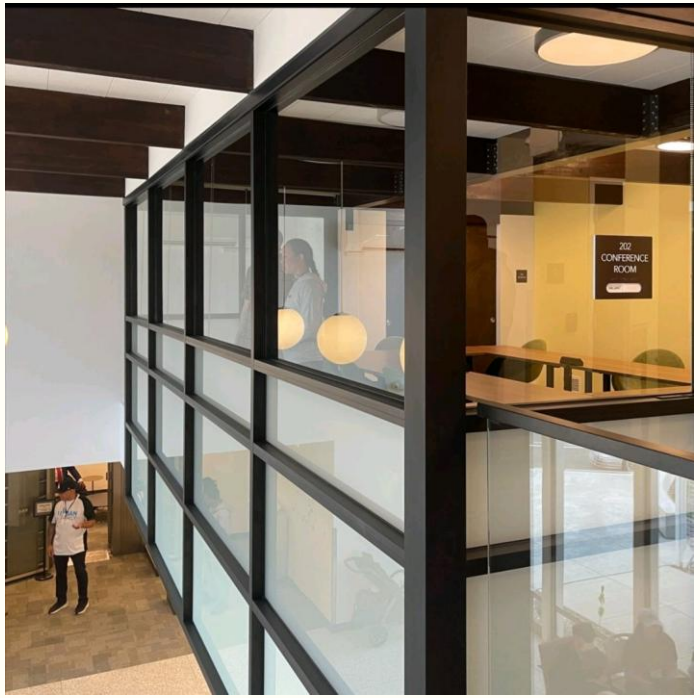
Construction



YouthBuild Event

Completed Project





Skyway Resource Center Opening Ceremony

Skyway Resource Center Operations

- Skyway Coalition to own and operate the property upon sale
- Services include mental and community health, youth development, substance abuse counseling, food insecurity services, and more
- Current tenants:
  - Skyway Coalition
  - King County Public Health
  - King County Dept. of Local Services (DLS)
  - Dare2Be Project
  - Damascus Road Ministries
  - Good Intentions Counseling Services
  - Seattle King County NAACP
  - Urban Food Systems Pact (UFSP)

Thank You!
Q&A

Reference – Transaction Summary

Transaction Summary		Amount	Description
Sales Price	$	6,150,000	
- Commerce Grant	$	1,406,500	Due To Seller (KCHA) at Closing
- Seller Credit from KCHA	$	4,527,000	Represents reimbursement to KCHA from previously received grants, and currently in-hand
- Replacement Reserve	$	216,500	Reserve to be held by KCHA, and funded from previously received grants
Net Cost / Benefit to KCHA	**$**	**0**	**No cost or revenue to KCHA resulting from sale; reimbursement only**

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5812

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AUTHORIZING DISPOSITION THROUGH SALE AND DONATION OF THE SKYWAY RESOURCE CENTER; AND DETERMINING RELATED MATTERS

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

Section 1. The Board of Commissioners (the "Board") of the Housing Authority of the County of King (the "Authority") finds and determines that:

(a) The Authority seeks to encourage the provision of buildings and land for the necessary, convenient and desirable community, health and recreational purposes for low-income persons residing within King County, Washington (the "County").

(b) The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) ". . .sell, lease, exchange, transfer, assign, pledge, or dispose of any real or personal property or any interest therein"; (ii) "make and execute contracts and other instruments" (RCW 35.82.070(1)); and (iii) "delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper" (RCW 35.82.040). The phrase "housing project" is defined by RCW 35.82.020 to include, among other things, "any work or undertaking . . . to provide … buildings, land, equipment, facilities and other real or personal property for necessary, convenient or desirable … community, health, recreational, welfare or other purposes."

(c) In September 2021, U.S. Bank National Association ("U.S. Bank") donated to the Authority certain real property located in an unincorporated portion of the County, commonly known as 12610 76th Ave S, Seattle, WA 98178 (the "Property").

(d) The Property had been used as a U.S. Bank branch location, making its future use best-suited for community, rather than multi-family purposes.

(e) Skyway Coalition is a Washington nonprofit corporation formed to foster community, affordable homeownership, and economic growth for the residents of the Skyway neighborhood in which the Property is located, particularly for residents who are black, indigenous, and people of color.

(f) Following acquisition of the Property, the Authority facilitated the renovation of the Property, in partnership with various community organizations including Skyway Coalition, to be transformed into a multi-purpose resource center providing public social services.

(g) The fair market value of the Property is estimated to be $6,150,000.00 ("Purchase Price").

(h) Skyway Coalition has offered to purchase the property for the Purchase Price, provided that of such amount, approximately $4,743,500.00, is paid by donation of such amount from the Authority to Skyway Coalition. Such amount represents a portion of the Purchase Price, closing costs such as escrow and title fees, and a grant fee of $43,500 due to the Washington State Department of Commerce ("Commerce") in connection with a Building Communities Fund grant awarded by Commerce to Skyway Coalition. Such sums are not otherwise available to Skyway Coalition through grants or other similar funding sources,

Section 2. The Authority's President/Chief Executive Officer is hereby delegated the discretionary authority to convey the Property to the Buyer for a price of $6,150,000, of which approximately $4,743,500.00 shall be paid by donation of such amount from the Authority to Skyway Coalition. The Authority's President/Chief Executive Officer, Executive Vice President of Administration/Chief Administrative Officer, Executive Vice President of Development/Chief Development Officer, and Senior Vice President of Real Estate Development & Asset Management, and each of them acting alone (collectively, the "Authorized Officers" and each, an "Authorized Officer") are granted the authority to execute on behalf of the Authority all documents as may be reasonably required in connection with such conveyance, including without limitation a purchase and sale agreement, deed, and escrow instructions.

Section 3. The Authorized Officers, and each of them acting alone, are authorized to negotiate, execute, and deliver all contracts, agreements, certifications or other instruments required by the Purchase and Sale Agreement or otherwise necessary and/or appropriate in connection with the Authority's disposition of the Property pursuant to this resolution.

Section 4. The Authority is authorized to expend such funds as are necessary to pay for all costs relating to the actions authorized by this resolution. Each Authorized Officer is authorized to take such further actions including, but not limited to, the execution, delivery and, if applicable, filing (or to cause to be executed, delivered and, if applicable, filed), on behalf of the Authority, of any government forms, affidavits, certificates, letters, documents, agreements and instruments that such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 5. Notwithstanding any other Authority resolution, rule, policy, or procedure, the Authorized Officers, and each of them acting alone, are authorized to create, accept, execute, send, use, and rely upon such tangible medium, manual, facsimile, or electronic documents, records and signatures under any security procedure or platform, as in such Authorized Officer's judgment may be necessary or desirable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 6. While the titles of and parties to the documents described herein may change, no change to such titles or parties shall affect the authority conferred by this resolution to execute, deliver, file (if required), enforce, and perform the documents in their final form.

Section 7. Any actions of the Authority or its officers and employees prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 8. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED AT A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 26th DAY OF JANAURY, 2026.

HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

_____

JERRY LEE, Chair
Board of Commissioners

ATTEST:

_____

ROBIN WALLS
President/CEO and Secretary-Treasurer

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting President/Chief Executive Officer and Secretary-Treasurer of the Housing Authority of the County of King (the "Authority"), and keeper of the records of the Authority, CERTIFY:

1. That the foregoing Resolution No. 5812 (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held at the Authority's principal location on January 26th, 2026 (the "Meeting"), and duly recorded in the minute books of the Authority;

2. That in accordance with RCW 42.30.080, the public was notified of the Meeting via the Authority's website and email to stakeholders;

3. That in accordance with RCW 42.30.030(2), in addition to allowing in-person attendance and participation, one or more options were provided for the public to attend and participate in the Meeting remotely through real-time telephonic, electronic, internet, or other readily available means of remote access that do not require an additional cost to access the Meeting; and

4. That Meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of January 2026.

_____

Robin Walls
Secretary-Treasurer and President/Chief Executive Officer of the Authority

TAB

NUMBER

4

King County Housing Authority

KCHA Board of Commissioners

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

President/CEO — Robin Walls

Date: January 26, 2026

To: Board of Commissioners

From: Tonya Harlan, EVP of People & Culture

Re: **Resolution 5813 -** Advancing Pay Equity: Proposed Compensation & Classification Plan Amendment

---

KCHA has undertaken a thorough review of its compensation and classification framework to advance equity, enhance transparency, and ensure consistent internal job alignment. Based on this work—and in partnership with our compensation consultant, Baker Tilly—we are recommending amendments designed to address pay compression, pay inversion, and job leveling challenges. The market assessment and job evaluation identified structural issues, including wide salary bands, overlapping grades, inconsistent position placements, and titling inconsistencies that have developed as the organization has grown.

We are requesting Board approval to implement Baker Tilly's recommendations, which will establish a more consistent, equitable, and market-aligned approach to salary range placement. The proposed changes include restructuring our pay grade system from 25 to 18 consolidated grades, narrowing range spreads to minimize overlap, and adjusting midpoint differentials to align with market benchmarks. Some pay bands minimum rates will be increased to reflect current market conditions, while some maximums will be lowered to ensure appropriately sized ranges and improved internal alignment.

Additionally, we propose a one-time adjustment using a standardized formula: eligible employees will receive an increase of 1.5% for each year in their current position (up to 10 years), ensuring equitable placement within the new salary ranges. Employees below their calculated placement will receive an adjustment, while those already at or above this amount will maintain their current pay.

Approval of these changes will reinforce internal equity, reduce compression and inversion, and support a more sustainable, coherent pay structure that aligns with KCHA's Total Rewards philosophy and long-term organizational objectives. The budgeted cost for implementation is $1,105,000, which would take effect the first full pay period starting April 4, 2026, with salary adjustments largely affecting staff in the lower half of the pay band structure. We respectfully request the Board's review and approval to proceed with implementing these proposed amendments.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5813

AUTHORIZING AMENDMENTS TO THE COMPENSATION & CLASSIFICATION PLAN TO ADVANCE PAY EQUITY AND ESTABLISH A REVISED PAY GRADE STRUCTURE

Section 1. FINDINGS AND DETERMINATIONS

1.1 KCHA, in partnership with Baker Tilly, conducted a comprehensive review of its job classification hierarchy, compensation structure, and internal equity practices. This work included job evaluation, review of compensable factors, a market assessment, and analysis of structural issues such as pay compression, pay inversion, and inconsistent grade placement.

1.2 The assessment identified that the current salary structure—with 25 pay grades, wide range spreads, and overlapping bands—has contributed to internal equity concerns, misalignment between peer roles, and title inconsistencies.

1.3 Based on these findings, KCHA is proposing to adopt a revised Compensation & Classification Plan that reduces the number of pay grades from 25 to 18 fully utilized grades, narrows range spreads to 30–50%, adjusts midpoint differentials, raises minimum rates where needed, and lowers some maximums to reinforce grade distinctions.

1.4 The recommended plan includes a one-time salary adjustment for eligible non-represented employees using a standardized formula that adds 1.5% for each year in their current position to a max of 10 years to determine equitable salary range placement.

1.5 The total cost of implementing the revised plan is estimated at $1,105,000, with adjustments taking effect April 4, 2026.

1.6 KCHA finds these changes essential to improving internal equity, strengthening job architecture, supporting talent retention, and aligning the compensation program with its Total Rewards philosophy.

Section 2. RESOLUTION

2.1 The Board approves the proposed amendments to the Compensation & Classification Plan, including the restructuring of pay grades, revised salary ranges, updated midpoint differentials, and adjustments to minimum and maximum salary levels.

2.2 The Board approves the application of a one-time salary adjustment of 1.5% per year in position to a max of 10 years for eligible employees to attain equitable range placement within the new grade structure.

2.3 The revised salary schedule/pay grade structure, attached as Exhibit A, are adopted and incorporated by reference.

2.4 The revised Compensation & Classification Plan and accompanying salary schedules shall take effect April 4, 2026.

2.5 The President & CEO, Robin Walls, is authorized to take all necessary actions to implement this resolution.

ADOPTED AT A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 26th DAY OF JANUARY, 2026.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

_____

JERRY LEE, Chair
Board of Commissioners

Attest:

_____

ROBIN WALLS
President / Chief Executive Officer and
Secretary-Treasurer

EXHIBIT A: NEW ADMINISTRATIVE SALARY SCHEDULE

Proposed New Pay Grade Heirarchy and Ranges

Department	Title	Grade		Minimum	Midpoint	Maximum
Multiple	Student Intern	10		$44,564.95	$51,250.00	$57,934.03
	Resident Intern	10		$44,564.95	$51,250.00	$57,934.03
Human Resources	Administrative Assistant	12		$68,601.20	$78,891.18	$89,181.15
Resident Services	Resident Services Assistant	12		$68,601.20	$78,891.18	$89,181.15
Housing Choice/S8	Housing Assistant	12		$68,601.20	$78,891.18	$89,181.15
Public Housing	Property Specialist	12		$68,601.20	$78,891.18	$89,181.15
Administrative Services	Procurement Technician	12		$68,601.20	$78,891.18	$89,181.15
Finance	Accounting Technician	12		$68,601.20	$78,891.18	$89,181.15
Information Technology	Technology Support Specialist	13		$72,716.58	$83,624.63	$94,531.65
Housing Choice/S8	Housing Specialist	13		$72,716.58	$83,624.63	$94,531.65
Information Technology	Telecommunications Specialist	13		$72,716.58	$83,624.63	$94,531.65
Housing Management	Compliance Specialist	14		$77,080.00	$88,642.00	$100,204.00
Housing Management	Administrative Specialist	14		$77,080.00	$88,642.00	$100,204.00
Housing Choice/S8	Housing Quality Inspector	14		$77,080.00	$88,642.00	$100,204.00
Finance	Senior Accounting Technician	15		$81,704.80	$93,960.73	$106,216.65
Housing Management	Site Security Lead	15		$81,704.80	$93,960.73	$106,216.65
Capital Construction	Construction Project Specialist	15		$81,704.80	$93,960.73	$106,216.65
Information Technology	Applications Development Coordinator	15		$81,704.80	$93,960.73	$106,216.65
Public Housing	Assistant Property Manager	15		$81,704.80	$93,960.73	$106,216.65
Social Impact	Housing Navigator	16		$82,998.35	$99,598.23	$116,198.10
Finance	Accountant	16		$82,998.35	$99,598.23	$116,198.10
Housing Choice/S8	Senior Housing Specialist	16		$82,998.35	$99,598.23	$116,198.10
Information Technology	Technical Support Analyst	16		$82,998.35	$99,598.23	$116,198.10
Human Resources	Content Designer	16		$82,998.35	$99,598.23	$116,198.10
Resident Services	Resident Services Coordinator	16		$82,998.35	$99,598.23	$116,198.10
Housing Choice/S8	Housing Quality Inspector, Lead	16		$82,998.35	$99,598.23	$116,198.10
Human Resources	Human Resources Specialist	16		$82,998.35	$99,598.23	$116,198.10
Administrative Services	Management Analyst	16		$82,998.35	$99,598.23	$116,198.10
Communications	Digital Communications Coordinator	16		$82,998.35	$99,598.23	$116,198.10
Housing Repair and Weatherization	Construction Coordinator	17		$87,978.83	$105,573.98	$123,170.15
Housing Choice/S8	Housing Fraud Investigator	17		$87,978.83	$105,573.98	$123,170.15
Executive	Executive Assistant to the CEO	17		$87,978.83	$105,573.98	$123,170.15
Capital Construction	Cost Estimator	17		$87,978.83	$105,573.98	$123,170.15
Housing Choice/S8	Supportive Housing Coordinator	17		$87,978.83	$105,573.98	$123,170.15
Administrative Services	Risk Management Coordinator	17		$87,978.83	$105,573.98	$123,170.15
Social Impact	Senior Program Coordinator	17		$87,978.83	$105,573.98	$123,170.15
Resident Services	504 Coordinator	17		$87,978.83	$105,573.98	$123,170.15
Social Impact	Digital Equity Coordinator	17		$87,978.83	$105,573.98	$123,170.15
Administrative Services	Safety Coordinator	17		$87,978.83	$105,573.98	$123,170.15
Public Housing	Property Manager	18		$93,257.58	$111,908.48	$130,560.40
Information Technology	Infrastructure Support Specialist	18		$93,257.58	$111,908.48	$130,560.40
Public Housing	Maintenance Coordinator	18		$93,257.58	$111,908.48	$130,560.40
Finance	Senior Accountant	18		$93,257.58	$111,908.48	$130,560.40
Information Technology	Business Systems Analyst	18		$93,257.58	$111,908.48	$130,560.40
Administrative Services	Resource Conservation Program Manager	19		$98,853.05	$118,623.25	$138,394.48
Support Services	Emergency Preparedness Manager	19		$98,853.05	$118,623.25	$138,394.48

Resident Services	Housing Program Manager	19		$98,853.05	$118,623.25	$138,394.48
Information Technology	Applications Developer	19		$98,853.05	$118,623.25	$138,394.48
Housing Management	Project Manager	19		$98,853.05	$118,623.25	$138,394.48
Housing Management	Senior Management Analyst	19		$98,853.05	$118,623.25	$138,394.48
Social Impact	Program Manager	19		$98,853.05	$118,623.25	$138,394.48
Information Technology	Senior Management Analyst - IT	19		$98,853.05	$118,623.25	$138,394.48
Resident Services	Subsidy Retention Program Manager	19		$98,853.05	$118,623.25	$138,394.48
Resident Services	Workforce Development Program Manager	19		$98,853.05	$118,623.25	$138,394.48
Public Housing	Senior Property Manager	20		$108,738.15	$130,485.58	$152,233.00
Information Technology	IT Infrastructure Engineer	20		$108,738.15	$130,485.58	$152,233.00
Housing Management	Senior Security Manager	20		$108,738.15	$130,485.58	$152,233.00
Development	Development Manager	20		$108,738.15	$130,485.58	$152,233.00
Information Technology	Senior Business Systems Analyst	20		$108,738.15	$130,485.58	$152,233.00
Housing Repair and Weatherization	Construction Project Manager I	20		$108,738.15	$130,485.58	$152,233.00
Asset Management	Asset Manager	20		$108,738.15	$130,485.58	$152,233.00
Housing Management	Maintenance Manager	21		$120,698.88	$144,838.65	$168,978.43
Human Resources	Employee Relations Program Manager	21		$120,698.88	$144,838.65	$168,978.43
Human Resources	Talent Acquisition Manager	21		$120,698.88	$144,838.65	$168,978.43
Housing Choice/S8	Senior Program Manager	21		$120,698.88	$144,838.65	$168,978.43
Administrative Services	Risk Manager	21		$120,698.88	$144,838.65	$168,978.43
Resident Services	Senior Resident Services Manager	21		$120,698.88	$144,838.65	$168,978.43
Information Technology	Senior Applications Developer	21		$120,698.88	$144,838.65	$168,978.43
Information Technology	Senior IT Infrastructure Engineer	21		$120,698.88	$144,838.65	$168,978.43
Asset Management	Senior Construction Project Manager	21		$120,698.88	$144,838.65	$168,978.43
Housing Choice/S8	Senior Housing Quality Inspection Manager	21		$120,698.88	$144,838.65	$168,978.43
Finance	Accounting Manager	21		$120,698.88	$144,838.65	$168,978.43
Housing Choice/S8	Senior Housing Program Manager	21		$120,698.88	$144,838.65	$168,978.43
Information Technology	Digital Equity Manager	21		$120,698.88	$144,838.65	$168,978.43
Information Technology	IT Project Manager	22		$133,975.70	$160,771.25	$187,565.78
Housing Management	Housing Initiatives Officer	22		$133,975.70	$160,771.25	$187,565.78
Asset Management	Senior Asset Manager	22		$133,975.70	$160,771.25	$187,565.78
Greenbridge	Senior Development Manager	22		$133,975.70	$160,771.25	$187,565.78
Finance	Financial Reporting Manager	22		$133,975.70	$160,771.25	$187,565.78
Asset Management	Construction Program Manager	22		$133,975.70	$160,771.25	$187,565.78
Public Housing	Regional Manager	22		$133,975.70	$160,771.25	$187,565.78
Social Impact	Assistant VP of Research, Evaluation and Program Development	23		$144,694.13	$173,632.95	$202,571.78
Housing Management	Senior Program Compliance Advisor	23		$144,694.13	$173,632.95	$202,571.78
Housing Management	Assistant VP of Compliance	23		$144,694.13	$173,632.95	$202,571.78
Executive	Real Estate Counsel and Strategic Real Estate Advisor	23		$144,694.13	$173,632.95	$202,571.78
Human Resources	Assistant VP of Human Resources	23		$144,694.13	$173,632.95	$202,571.78
Capital Construction	Capital Construction Program Manager	23		$144,694.13	$173,632.95	$202,571.78
Resident Services	Assistant VP of Resident Services	23		$144,694.13	$173,632.95	$202,571.78
Finance	Assistant VP of Finance	23		$144,694.13	$173,632.95	$202,571.78
Housing Choice/S8	Assistant VP of HCVP	23		$144,694.13	$173,632.95	$202,571.78
Administrative Services	Senior Procurement Systems Manager	23		$144,694.13	$173,632.95	$202,571.78
Information Technology	Senior Applications Development Manager	23		$144,694.13	$173,632.95	$202,571.78
Information Technology	Senior Network Systems Manager	23		$144,694.13	$173,632.95	$202,571.78
Housing Repair and Weatherization	Assistant VP of Property Management - Administrative	23		$144,694.13	$173,632.95	$202,571.78

,	Assistant VP of Property Management - Maintenance	23		$144,694.13	$173,632.95	$202,571.78
	Empty	24				
Development	VP of Development	25		$168,771.38	$202,525.65	$236,279.93
Executive	VP of Policy & Intergovernmental Affairs	25		$168,771.38	$202,525.65	$236,279.93
Housing Management	VP of Safety and Security	25		$168,771.38	$202,525.65	$236,279.93
Housing Management	VP of Strategic Operations	25		$168,771.38	$202,525.65	$236,279.93
Administrative Services	VP of Support Services	25		$168,771.38	$202,525.65	$236,279.93
Housing Management	VP of Compliance & Policy	26		$178,897.35	$214,677.03	$250,456.70
Resident Services	VP of Resident Services	26		$178,897.35	$214,677.03	$250,456.70
Finance	VP of Finance	26		$178,897.35	$214,677.03	$250,456.70
Human Resources	VP of Human Resources	26		$178,897.35	$214,677.03	$250,456.70
Information Technology	VP of Information Technology	26		$178,897.35	$214,677.03	$250,456.70
Communications	Senior VP of Communications	26		$178,897.35	$214,677.03	$250,456.70
Capital Construction	VP of Capital Construction & Weatherization	26		$178,897.35	$214,677.03	$250,456.70
Asset Management	Senior VP of Asset Management	27		$189,631.15	$227,557.18	$265,483.20
Executive	Senior VP of Policy, Research & Social Impact Initiatives	27		$189,631.15	$227,557.18	$265,483.20
Housing Choice/S8	Senior VP of HCVP	27		$189,631.15	$227,557.18	$265,483.20
Housing Management	Senior VP of Property Management	27		$189,631.15	$227,557.18	$265,483.20
Executive	Senior VP of Development & Asset Management	28		$212,387.18	$254,864.20	$297,342.25
Executive	Executive VP of Administration/Chief Administrative Officer	28		$212,387.18	$254,864.20	$297,342.25
Executive	Executive VP of Development & Asset Management/Chief Development Officer	28		$212,387.18	$254,864.20	$297,342.25
Executive	Executive VP of People & Culture/Chief People Officer	28		$212,387.18	$254,864.20	$297,342.25
Executive	Executive VP of Policy, Research and Program Evaluation	28		$212,387.18	$254,864.20	$297,342.25
Executive	Executive VP of Technology/Chief Technology Officer	28		$212,387.18	$254,864.20	$297,342.25
Housing Management	Executive VP of Housing Operations/Chief Operations Officer	29		$216,125.35	$270,156.18	$324,188.03

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2026 Legislative Overview

Jessica de Barros, VP of Policy & Intergovernmental Affairs

January 27, 2025

Government Relations Objectives & Role

- Shape & advance the agency's **policy agenda** at the federal, state, and local levels
- Build & maintain **relationships** with government officials & community partners
- Lead the agency's **Moving to Work Plan**
- **Advocate** for KCHA & its residents and participants
- Chair the **State AWHA Legislative Committee**
- Engage with **NAHRO Legislative Network**

State Advocacy

- AWHA Legislative Committee
- Track and give feedback on policies that affect KCHA & residents
  - Funding for housing
  - Environmental requirements
  - Prevailing wages
  - Foster Youth to Independence
  - Tenant protections

2026 LEGISLATIVE SESSION KEY DATES

2026 State Legislative Priorities – AWHA & KCHA

- **Protect state & federal funding** programs serving the **most vulnerable**
- Raise awareness of **housing authorities' unique position between federal & state law**
- **Streamline regulatory & permit processes**
  - Permitting, review, code enforcement in state applications
- Increase/maintain **state capital funding** for affordable housing
  - Housing Trust Fund
- Incentivize affordable **homeownership** opportunities

2026 State Legislative Landscape

- **Democrat control**
- Significant **budget pressures**
  - Nov. 2025 revenue forecast - decrease of $66M compared to Sept. 2025
  - Increasing momentum for **millionaires' tax**
- **Governor’s proposed budget**
  - $244M in housing investments (more on next slide)
  - Intent not to rely on new taxes
- **Retirements/shifting** in 2026
  - Sen. Saldaña (D-37) retiring to run for King County Council
  - Rep. Street (D-37) retiring to run for State Senate
  - Rep. Ryu (D-32) retiring to run for State Senate

Governor's Proposed Budget – Housing Highlights

- **Housing** prioritized
- **Housing Trust Fund** (HTF) bonds to preserve & build affordable homes:
  - **Flood relief** funding for rehabilitation & repairs - $55M
  - Acquisition & preservation of **mobile & manufactured home communities** - $20M
  - **Development** of new affordable rental units - $81M
  - **Homeownership** Program - $73M
  - **Modernizing permitting systems** to speed up development - $6M
- Creates a WA State Task Force to establish a **Department of Housing**
  - 1 position for AWHA
  - 1 position each for nonprofit and for-profit housing development sectors

Bills of Note (to date)

SB 5937 – Pedersen, Goehner

- Concerning the use of a smart access system in a residential property subject to the residential landlord-tenant act

HB 2105 – Ortiz-Self

- Concerning immigrant worker protections

SB 5940 – Wilson, C.

- Creating a housing assistance pilot program for youth enrolled in extended foster care

SHB 1195 – Peterson

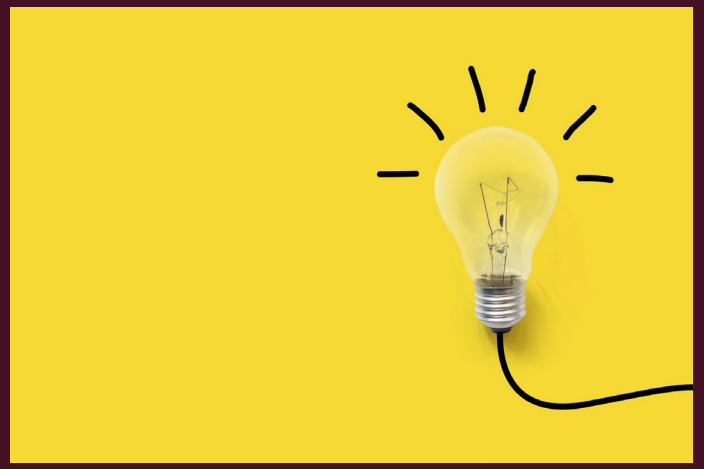
- Concerning compliance with siting, development permit processes and standards, and require-ments for permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters.

#WashCon26

- KCHA & AWHA participate in NAHRO's Washington Conference in March

- Set the agenda for & lead Capitol Hill Day visits on behalf of AWHA

Interested in Learning More?



WA Legislature Website
https://leg.wa.gov/

NAHRO Advocacy
https://www.nahro.org/advocacy/

Contact me
jessicad@kcha.org

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Digital Equity Updates:

Survey Results, Strategy Playbooks, & Connectivity Solutions

Digital divide is the issue.
Digital equity is the goal.
Digital inclusion is the work.

CHUSA Workshops & Engagement Report

ConnectHomeUSA program

- In 2024 KCHA joined HUD's ConnectHomeUSA (CHUSA) program.
- CHUSA directs housing authorities to focus on digital equity needs such as internet access, affordable computers, and increasing digital literacy skills.
- KCHA is focusing on 6 public housing properties in Auburn through 2027. These sites were chosen to align with KCHA's ROSS grant.
- KCHA will create new programs and solutions for resident digital equity needs. We're talking about free internet, computers, classes, and more!

Burndale Homes

Firwood Circle

Northwood Square

Gustaves Manor

Wayland Arms

Plaza 17

CHUSA Timeline

FOCUS: Listening to residents
Surveying 295 units at 6 Auburn CHUSA properties to learn about resident technology needs and barriers.

FOCUS: Expand outside Auburn
Learning from Auburn CHUSA properties and scaling to more properties.

July 2025 **2025-2027** **2027+**

FOCUS: Expanding services
Use survey results to create new programs for internet access, free computers, and digital literacy classes.

Art-Based, Participatory Survey Workshops

- **Residents received 1:1 tech support**, including finally being able to access doctor appointments and emails.
- **Residents were able to share their feedback** about technology access, affordability, and quality by talking with staff individually and in small group settings.
- **Residents received free resources** from local community organizations.
- **Residents fostered essential connections** by eating lunch and socializing with staff.

Radical Possibilities Engagement Report

- **50% of residents at CHUSA properties attended the workshops!**
- The report details the participatory methodology used to plan the workshops, how residents were engaged and included in the work, and both quantitative and qualitative survey findings.
- KCHA is using these results and the Devices and Digital Literacy Programs Playbook to design a program for our residents in Auburn, in partnership with 3 non-profits.
- Connectivity options reviewed today will benefit CHUSA households and impact success of the digital literacy and device program.

Check it out here!

Digital Equity & Inclusion Advisory Group

Digital Equity and Inclusion Advisory Group

- The Digital Equity and Inclusion Advisory Group includes staff and leadership from IT, Resident Services, the Office of EDIB, Section 8/HCV, Communications, Housing Management, and Resource Conservation.
- Members convene bimonthly or quarterly in person, with optional virtual sessions as needed. During meetings members provide feedback on new program ideas, participate in hands-on activities, and contribute their first-hand experience and knowledge to improve KCHA's digital equity strategies.
- The Advisory Group has two executive sponsors: the Executive Vice President of Technology (Steven Hellyer) and the Vice President of Resident Services (Shawli Hathaway).
- The Advisory Group is led by two members: the Chair (Jamie Robbins) and the Co-Chair (Allison Menendez).

Digital Equity and Inclusion Advisory Group

- The Advisory Group is responsible for the following:
  - **Using the Connectivity Playbook and Devices & Digital Literacy Programs Playbook** when making decisions and recommending new services or programs;
  - **Ensuring alignment of all digital equity projects**, partners, or funding opportunities with the playbooks;
  - **Recommending implementation models and partners** to the Digital Equity and Executive Leadership Teams; and
  - **Articulating messaging around KCHA's digital equity work** for communications with internal and external audiences, particularly with other PHAs and local partners.

Two Strategy Playbooks

The Advisory Group has created two strategy playbooks for KCHA, which will describe all available implementation models for connectivity and device/digital literacy programs. These playbooks are based off the HUD ConnectHomeUSA (CHUSA) Playbook, which captures best practices from PHA digital inclusion programs across the country.

Internet Connectivity

The Advisory Group has used the Connectivity Playbook to identify new Internet Service Provider (ISP) partners to provide large-scale connectivity solutions for KCHA participants. You will hear about these recommendations today.

Devices & Digital Literacy

The Advisory Group is using the Devices and Digital Literacy Playbook to build a new program with three non-profit partners. Beneficiaries will include seniors, families, Family Self-Sufficiency (FSS) participants, Resident Advisory Committee (RAC) members, and households at CHUSA sites in Auburn.

Connectivity Recommendations

Journey to Recommendations

- Completed Connectivity Playbook in Q1 2025 – Established 3 Models of Delivery
- Solicited Internet Service Providers in Q2 2025 – 5 Demonstrated Interest
- Conducted Informational Calls with Providers in Q2 2025 – 2 Prepared for Interviews
- Conducted Internet Provider Interviews with Digital Equity Advisory in Q3 2025
- Digital Equity Advisory Final Recommendations in Q4 2025

Providers Who Want to Partner

Digital Equity work requires partnerships, not transaction relationships. These two for-profit and non-profit put in significant effort to understand our challenges and provided robust proposals.

- Comcast
  - National for-profit with one of the largest broadband subscriber bases in the United States
  - KCHA has an existing relationship with Comcast for existing cable, phone, and broadband at our properties
  - Digital equity investments in the local community, such as providing 36 Lift Zones in King County
  - Sustainable Digital Equity funding

- PCs for People
  - National non-profit providing computers, digital literacy, and connectivity services
  - KCHA has an existing relationship with PCs for People for donating old equipment and PC acquisition as part of existing digital equity Programming
  - Provides digital equity literacy services and refurbished computers to families in King County
  - Sustainable Digital Equity funding

Recommended Connectivity Models Supported by Service Providers

Model 1: Individual ISP Subscriptions, a.k.a “Participant-Centered”

Model 2: Property-Wide Connections, a.k.a “Property-Centered”

- Participant-Centered
  - Comcast Internet Essentials Partner Program
  - Comcast WiFi Ready Program
  - PC’s for People Wireless Hotspot Program
- Property-Centered
  - Comcast Connected Building Program
  - PCs for People Connect+ Program

Comcast – Participant-Centered Solution

Internet Essentials Partner Program

- Existing Internet Essentials Program: Internet Service, Access to Subsidized Computer, and Digital Hub to build digital skills
- KCHA sponsors participants by paying for the monthly service
- Sponsorship bypasses the common challenge of being an existing subscriber
- Internet Essentials Plans: 75 Mbs/10 Mbps for $14.95 and 100 Mbps/20 Mbps for $29.95 monthly

Comcast – Participant-Centered Solution

WiFi Ready Program

- Program is a hybrid of participant-centered and property-centered
- Modems are pre-installed in each KCHA owned unit; participant is responsible for turning on service
- Participant is responsible for selecting desired plan and paying the monthly subscription

PCs for People – Participant-Centered Solution

Wireless Hotspot Program

- 5G Hotspot/MiFi through T-Mobile
- Speeds are 400Mbps/10 Mbps
- Bulk discounts for Housing Authorities
- Hotspot/MiFi distributed by KCHA staff, cost is $10/month

Comcast – Property-Centered Solution

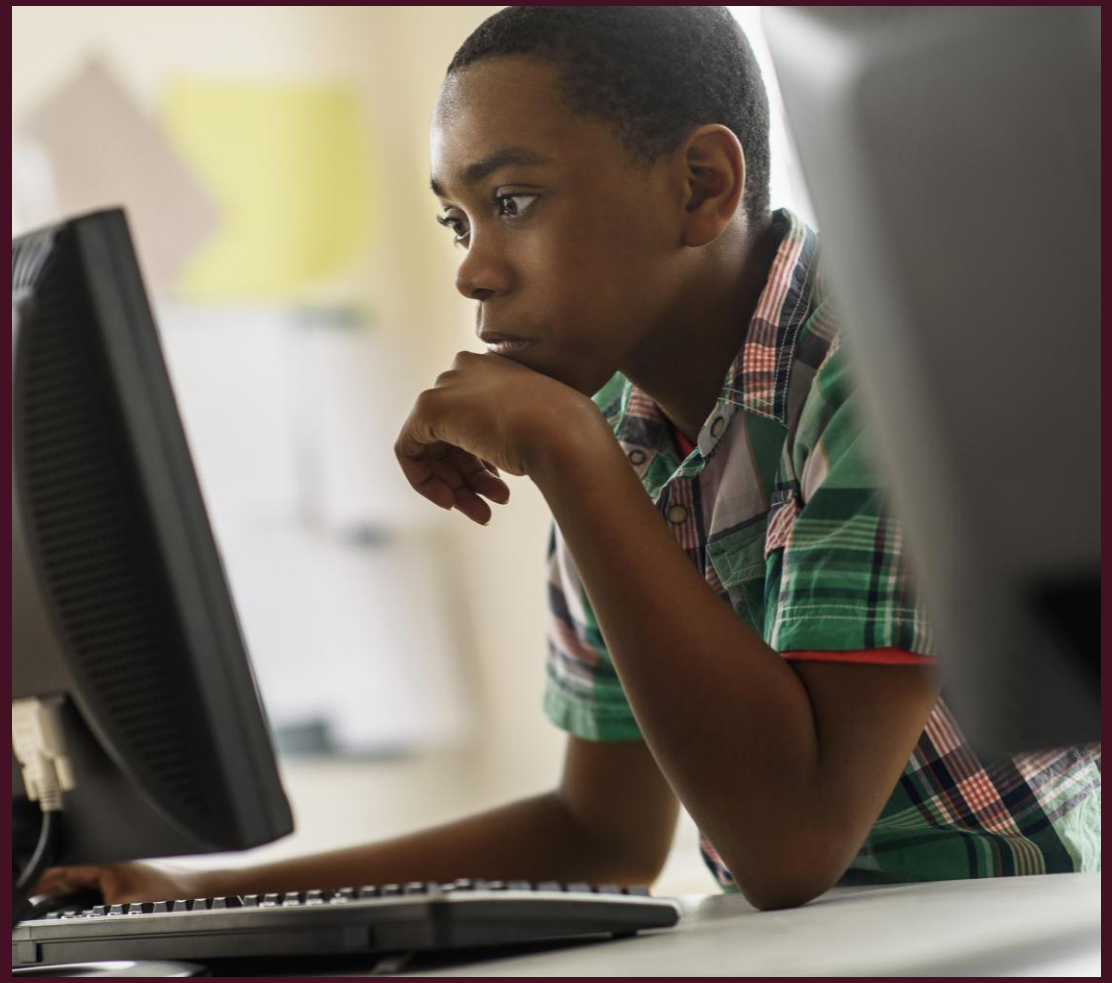
Connected Building (copper internet)

- 3 Dedicated WiFi Networks (staff, IoT, and residents) – ubiquitous wireless throughout property
- Residents receive activation automatically – modem already installed in unit, integrates with Yardi
- Connect More Broadband Plan: 400 Mbps/150 Mbps for $14.95 monthly
- KCHA pays full cost via bulk-billing agreement
- Resident has option to upgrade speeds and pays the difference
- Bulk packages can include phone or cable service

PCs for People – Property-Centered Solution

Connect+ (fiber internet)

- Requires one-time investment, typically $2,500 per unit
- Dedicated WiFi network with fiber optic cabling to the unit
- Connect+ Plan: 250 Mbps/250 Mbps for $15 monthly
- Bulk-billing agreement not required
- KCHA can decide if, and how much, to pay towards resident service



Digital Equity Advisory Group Recommendations

- Pilot Comcast *Internet Essentials Partner Program* with targeted programming. For example, FSS, where we plan to deploy devices and literacy services as part of the program.
- Pilot Comcast *Connected Building Program* at six Connect Home USA Properties in Auburn or any public housing property we want to target digital equity connectivity improvements.
- Consider Comcast *WiFi Ready Program* at Asset Managed Properties or any property where KCHA will not enter a bulk-billing arranagement.
- Consider PCs for *People Wireless Hotspot Program* with targeted programming. For example, HCV participants during shopping by providing internet connectivity and a loaner tablet.
- Consider PCs for People *Connect+ Program* at Rental Assistance Demonstration conversions with significant capital needs.

Pilot Comcast Internet Essentials Partner Program

$63,000 Annually – 350 Households

Cost Example: 350 Financial Self Sufficiency Participants

- Internet Essentials Plan**:~$63,000** total annual cost for 350 participants
- Cost Per Family: ~**$180** annually

Program Benefits

- Allows for targeted programmatic enhancements
- Program administered by KCHA staff
- KCHA sponsorship allows existing subscribers to bypass typical contractual limitations associated with switching plans

Pilot Comcast Connected Building Program

$53,102 Annually – 296 Households

Cost Example: Bulk billing at Gustaves Manor, Plaza Seventeen, Wayland Arms, Burndale Homes, Firwood Circle, and Northwood Square

- Connect More Broadband Plan: ~**$53,102** total annual cost for seven properties
- Cost Per Family: ~**$179** annually

Program Benefits

- Allows for KCHA to achieve a lower cost per family with a plan that is 4x-5x faster downloads and 7x-15x faster upload speeds
- Program administered by KCHA staff, and service turn up can be part of the move in process
- KCHA sponsorship allows subscribers to bypass typical credit requirements

Consider Comcast WiFi Ready Program

Cost Example: WiFi Ready Program at Cascadian and Landmark

- No cost to KCHA

Program Benefits

- Allows for KCHA to make each unit WiFi ready for tenants, reducing the time to turn up service
- KCHA or property manager can provide navigation services to new tenants encouraging sign up to internet essentials or internet essentials plus for those families who qualify
- KCHA can pair WiFi Ready Program with Comcast Internet Essentials Program for families KCHA sponsors.

Consider PCs for People Wireless Hotspot Program

$12,000 Annually – 100 Households

Cost Example: 100 Voucher Families Shopping for Housing

- T-Mobile MiFi/Hotspot 400Mbs/10Mbs Plan: **~$12,000** total annual cost for 100 families
- Cost Per Family: ~**$100** annually

Program Benefits

- Allows for targeted programmatic enhancements
- Program administered by KCHA staff
- Could be paired with KCHA tablet loaner program, a free inexpensive tablet, and digital literacy services

Consider PCs Connect+

$22,320 Annually – 124 Households

Cost Example: Connect+ Fiber build out at Burndale Homes, Firwood Circle, and Northwood Square

- One-Time Fiber Buildout: ~$2,500/unit, **~$310,000** one-time
- Connect+ Plan: **~$22,320** total annual cost for three properties
- Cost Per Family: ~**$180** annually (excluding one-time investment)
- Cost Per Family: ~**$269** annually (with one-time investment on 27.5 years standard deprecation schedule)

Program Benefits

- Allows for KCHA to future proof during property improvements with fiber cabling
- Program can be administered by KCHA in the form of bulk billing or by allowing tenants to pay for service
- KCHA sponsorship allows subscribers to bypass typical credit requirements

Next Steps – 2026-2028

- Pilot Comcast Connected Building Program at 3+ public housing properties in 2026, and plan to scale through 2028
  - Fund Source: Public Housing Operating
- Pilot Pcs for People Wireless Hotspot Program with HCV participants during Yardi Unified Portal launch
  - Fund Source: HCV Admin
- In 2026-2027 identify RAD properties with significant capital improvements and consider fiber upgrades during conversion through 2030
  - Fund Source: Development
- Pilot Comcast Internet Essentials Partner Program with FSS participants in 2027
  - Fund Source: HCV Admin

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Current Rule

- Current rules allow mixed status family households to receive housing assistance on a prorated basis.
- Housing assistance is calculated based on the number of family members that are eligible to receive assistance, with assistance pro-rated to remove assistance for ineligible household members.
- Example – 3-person household, 2 family members are eligible citizens (67%)
  - Total rent for unit = $2,100
  - Total Tenant Payment for fully subsidized household (based on income) = $300
  - Housing Assistance Payment for fully subsidized households (KCHA share of rent) = $1800 ($2100 - $300)
  - **Pro-Rated Housing Assistance Payment = $1200** (67% of $1800)
  - **Mixed Status Family Total Tenant Payment = $900** ($300 + $600)

Proposed Rule

- HUD's new Proposed Rule would restrict participation for any mixed status households.

- Families would be offered the option of either:
  - Removing ineligible members from the household to retain housing assistance or
  - Discontinue receiving assistance from the program.

- Some families may no longer be eligible for assistance if the only family members able to receive assistance are under 18 years of age.

Proposed Rule

- Proration would be available only as a temporary measure, to verify eligibility status.
- Apply at the families next regular recertification.
- Defer termination for up to 18 months.
- **Require PHAs to report any ineligible members to USCIS**

KCHA Proposed Approach

- Offer the equivalent of two (2) years of the equivalent of Housing Assistance Payments to families that will no longer be eligible for assistance.

- Cap the amount of transition assistance at $50,000.

  - 11 families are currently eligible to receive more assistance based on their family composition.

- Payment would be a one-time lump sum amount after leaving KCHA housing/subsidy.

KCHA Proposed Approach

- Payments would solely come from KCHA's non-federalized Central Office Cost Center.
- Income from this cost center is derived solely from KCHA's Asset Managed Portfolio.
- **Total cost proposed families is $3.6 mil.**
- 2025 total income from that portfolio was $52.3 mil.
- 2025 Expenses charged to that cost center were $18.47 mil.

KCHA Proposed Approach

- Notes on the approach:
  - Funding is completely defederalized.
  - Approach does not conflict with any current Executive Orders or proposed rules that "Encouraging or inducing and illegal alien . . . to reside in the United States" nor would require some action to convince the noncitizen to stay in this country or to facilitate the noncitizen's ability to live in the country indefinitely, and conceivably could occur while riding along as the individual relocates from one state to another.
- KCHA has consulted with both our auditors of record and legal counsel.

KCHA Proposed Approach

- Nationwide this rule will disproportionately impact families with children and BIPOC households.

- KCHA impacted households are similar reflective of disproportionately vulnerable populations with approximately:
  - 78% Latine, 7% Black/African American, and 7% Asian/Pacific Islander
  - 59% have minor children
  - 26% have elderly or disabled head of household and no children

KCHA Proposed Approach

- Improbably mixed family household population ***increased*** in 2025
  - 15 new households received federal in 2025, demonstrating that in the face of difficult pressures the need for continued housing assistance.

- The mixed family rule is not applicable to our Asset Managed properties except for families that have a Housing Choice or Project Based Voucher.

Other Considerations

- May involve increased scrutiny
  - HUD OIG
  - Program Sanctions

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King County Housing Authority

KCHA IN THE NEWS

January 26, 2026

King County Housing Authority buys Kent apartment complex

Purchases Haven Apartment Homes near Kent-Meridian High School

By Steve Hunter

Friday, January 16, 2026 5:09pm | NEWS

Haven Apartment Homes. COURTESY PHOTO, KCHA

The King County Housing Authority (KCHA) has purchased Haven Apartment Homes, a 246-unit community in the Scenic Hill neighborhood of Kent.

KCHA is taking action to preserve affordable, family-friendly housing in Kent, according to a Jan. 16 KCHA media release. The $46 million purchase will protect local families from rising rents and ensure long-term housing stability for current and future residents.

Haven, 25426 98th Ave. S., just south of Kent-Meridian High School, will offer family friendly units. Families often have a harder time finding housing because there is a shortage of units with multiple bedrooms in King County's tight rental market, according to the media release. Haven offers a large number of two- and three-bedroom apartments, and has family friendly amenities such as in-unit laundry and dishwasher, a shared clubhouse, picnic and play area, swimming pool and fitness center.

In addition to Kent Meridian High School, the property is close to Meadow Ridge Elementary, Mill Creek Middle School and is within walking distance of grocery stores, churches, restaurants, health services and the Kent East Hill Shopping Center. It has easy access to transit, near several Metro bus routes and easy bus access to the Kent Sounder Train Station.

By acquiring Haven, KCHA will keep 246 apartments affordable for current and future residents, especially families who would otherwise struggle with rising rents, according to the media release. This helps prevent displacement and supports student, family, and community stability.

The cost to buy Haven is much lower than building new apartments, allowing KCHA to preserve quality housing without the high price tag of new construction.

With the acquisition of Haven, KCHA now has 66 properties and more than 9,400 units in its workforce housing portfolio, offering stable rents in a high-quality setting for families living on moderate incomes (60-130% AMI or area median income) as well as for lower income families with Housing Choice Vouchers.

KCHA will use a line of credit from Bank of America for the initial purchase, with permanent financing through municipal bonds, and operating costs covered by rental income.

Allied Residential, which specializes in professional property management of affordable housing, will manage Haven. Allied also manages the nearby Sterling Ridge property for KCHA.

KCHA was created in 1939 by the King County Council and receives no operating funds from the state of Washington, King County or local cities. About two-thirds of KCHA's budget comes from federal funding through the U.S. Department of Housing and Urban Development (HUD). KCHA is governed by a Board of Commissioners appointed by the King County executive and approved by the County Council.

Talk to us

Please share your story tips by emailing editor@kentreporter.com.

To share your opinion for publication, submit a letter through our website https://www.kentreporter.com/submit-letter/. Include your name, address and daytime phone number. (We'll only publish your name and hometown.) Please keep letters to 300 words or less.