



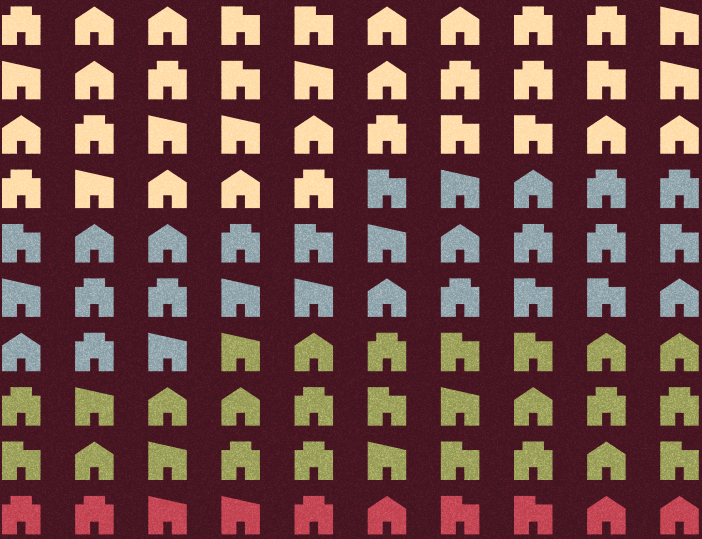
King County
Housing
Authority

Transforming Lives Through Housing

2024 Report to Community



THE YEAR AT A GLANCE



16,500

Federally subsidized households

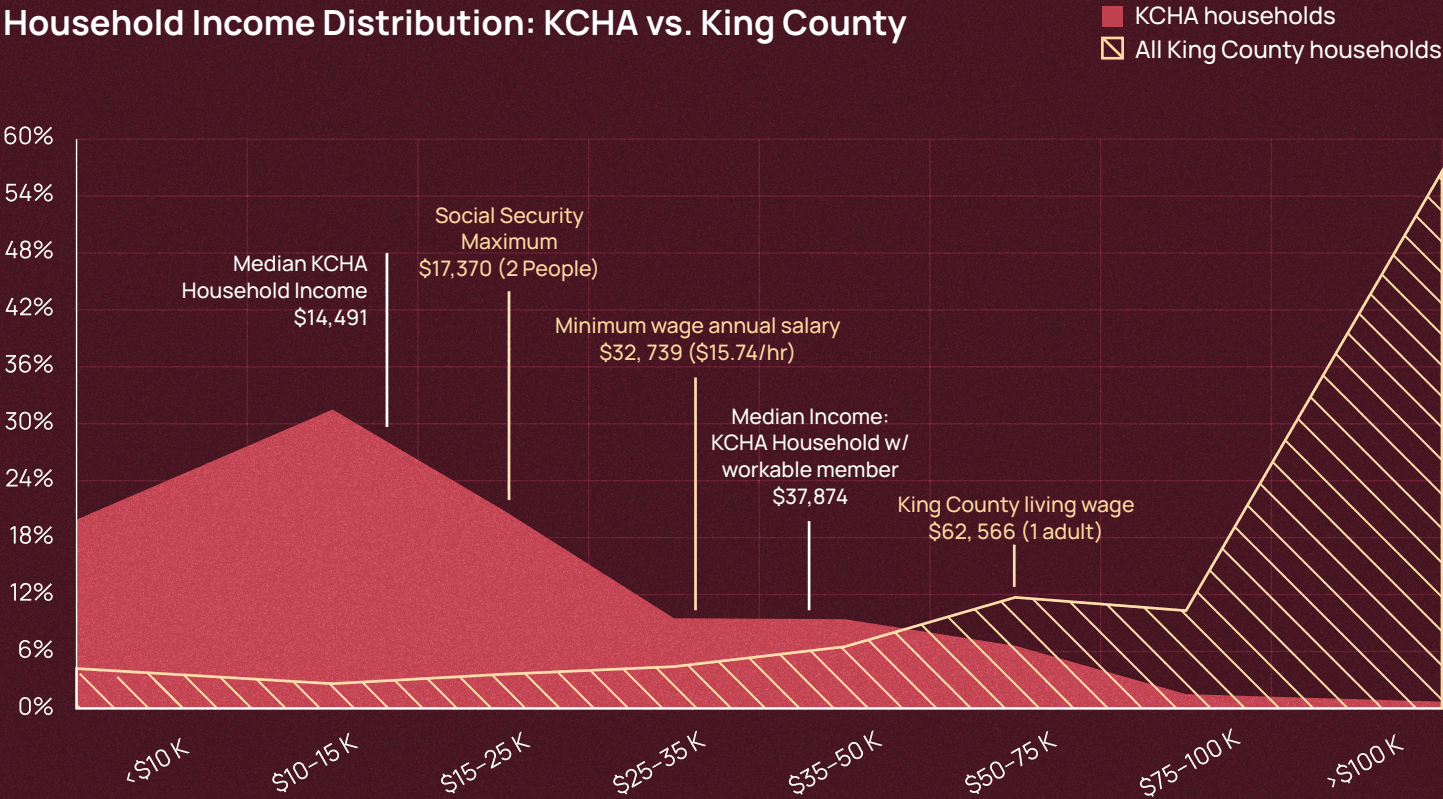
- 35% are seniors and older adults
- 28% are people with disabilities
- 27% are households with children
- 10% are households without children

In King County, only 23 rental homes are available for every 100 low-income renters. The Washington State Department of Commerce estimates that King County must add more than 300,000 affordable homes in the next 20 years, and more than half of those must be available to people living at less than 50% of the area median income (AMI).

With smarter policies, it is possible to increase housing supply so that all communities can thrive.

Seniors are KCHA's fastest growing population. The oldest Baby Boomers will turn 80 in 2026, and the incomes of older adults tend to decline while their health care needs tend to increase.

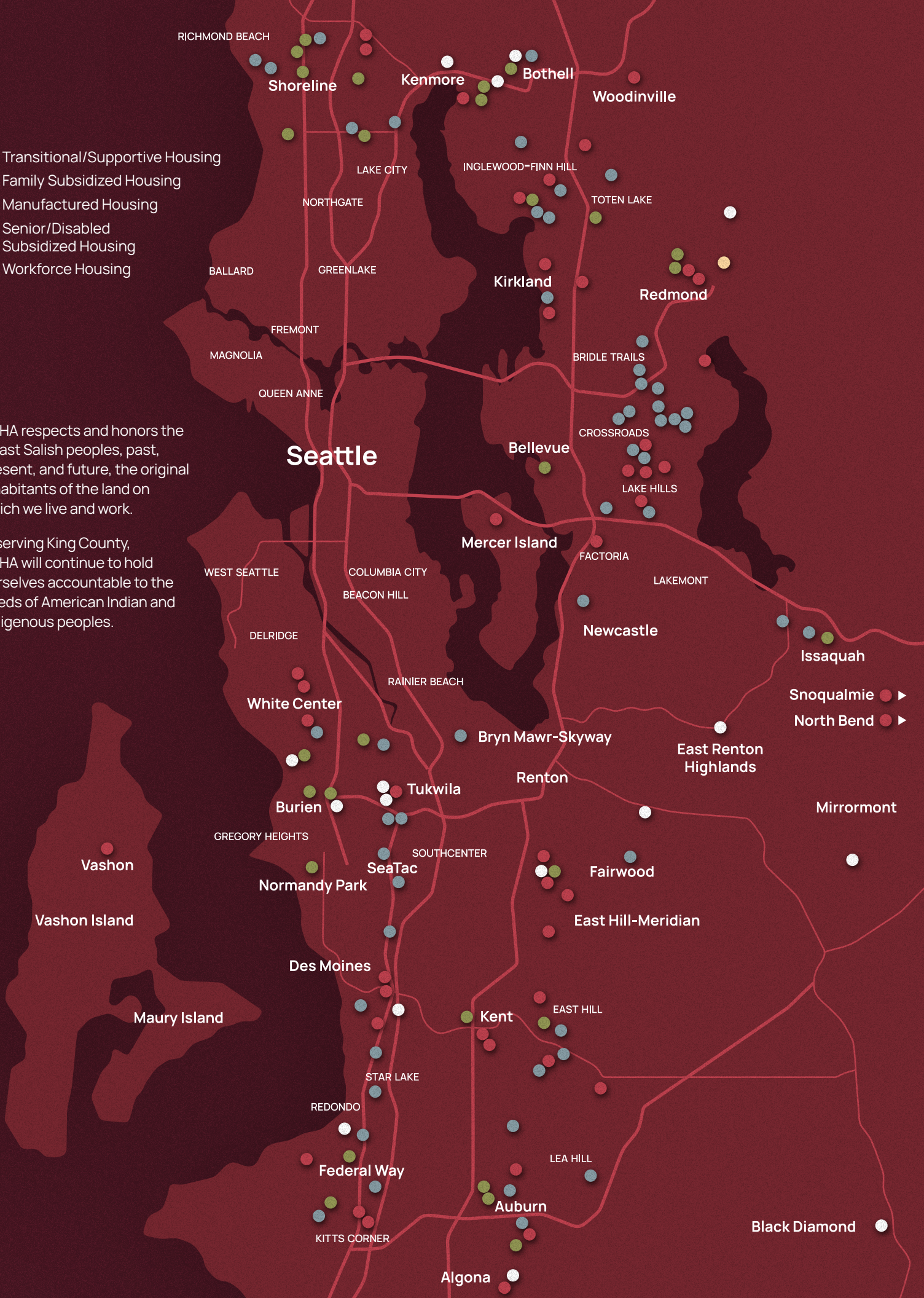
Household Income Distribution: KCHA vs. King County



- Transitional/Supportive Housing
- Family Subsidized Housing
- Manufactured Housing
- Senior/Disabled Subsidized Housing
- Workforce Housing

KCHA respects and honors the Coast Salish peoples, past, present, and future, the original inhabitants of the land on which we live and work.

In serving King County, KCHA will continue to hold ourselves accountable to the needs of American Indian and Indigenous peoples.



Our vision is that all people living in King County can have quality affordable housing.

As a national leader in affordable housing, KCHA serves to provide innovative, effective, and equitable housing solutions so that all people and communities can prosper.



Board of Commissioners

- 🏠 Doug Barnes | Chair
- 🏠 Richard Jackson | Vice-Chair
- 🏠 Regina Elmi
- 🏠 Tina Keys
- 🏠 Jerry Lee

KCHA was created by the State of Washington in 1939 and is governed by a five-member volunteer Board of Commissioners appointed by the King County Executive. It receives no operating costs from the State of Washington, King County, or the region's cities, and covers operating costs with rents from residents and federal funding.

KCHA provides quality, affordable rental housing to more than 50,000 people in 37 cities across King County.

LETTER FROM OUR CEO

Dear Colleagues,

This report on KCHA's work in 2024 underscores how much our communities depend on public housing authorities like ours to bring stability and vitality for all.

Many of our neighbors are finding it increasingly difficult — if not impossible — to find affordable housing. And yet the existing housing supply that we preserve and maintain is at risk, threatened by potential reductions in federal resources.

We do more than acquire, develop and preserve housing. Our federal “Moving to Work” authority unlocks much-needed support for residents of public housing. This flexibility enables us to facilitate access to childcare, transportation, counseling, health and wellness, education programs, services to support job training and employment, and more.

The entire King County region can count on us to advocate for housing, self-sufficiency and economic mobility. We will persist in the preservation of strong communities that are supported by KCHA's programs and our talented, dedicated staff.

We will continue our fight to preserve and expand affordable housing in King County.

Sincerely,



Robin Walls
King County Housing Authority President/CEO



Housing is a basic human need.

Housing Choice Vouchers (HCV) are KCHA's largest program, providing federal funding for rental assistance so that people who live on very low incomes can have a place to call home.

- 🏠 **14,315** Housing Choice Vouchers for individuals and families in rental homes in **37** cities across King County.¹
- 🏠 **3,995** are Special Purpose Vouchers dedicated to veterans (VASH & CCM VASH), people with disabilities (HASP/NED & Mainstream), people experiencing homelessness (EHV), and youth exiting foster care (FYI & FUP).
- 🏠 **3,186** are Project-Based Vouchers dedicated to specific properties, including **2,025** for rental homes owned by KCHA and 1,161 for rental homes in partnership with non-profit housing providers who often pair housing with services.²
- 🏠 **\$22.8 Million** in federal funds paid to private landlords as rent every month, supporting our local economy with **\$273.8 Million** in 2024.

KCHA has consistently high utilization of vouchers, in partnership with private landlords. By offering service coordination and housing navigation, funded with MTW flexibility, KCHA provides additional support for tenants' success.

- 🏠 **Four** Service Coordinators and **Two** Housing Navigators to meet the needs of voucher-holders.



“ It has made a big difference for me in my daily life right now, financially, mentally, and emotionally to not have to worry about eviction. I can breathe! It's just a huge blessing ... I can tell that you care.”

– A mom using a voucher to help with rent

¹ As of October 1, 2024

² As of December 31, 2024



“

It felt just wonderful when I found out I was getting housing. I still can't believe this is my place. I'm so thankful for the people who take the time ... it all culminates in me and many other veterans having our own place. I count my blessings month after month.”

– A formerly homeless US Navy veteran



KCHA helps address student homelessness through the **Student and Family Stability Initiative (SFSI)**, a partnership with the Highline and Tukwila School Districts and the nonprofit Neighborhood House. SFSI helps families get back on their feet so that kids can focus on learning. In 2024, 28 families were rehoused with SFSI rental assistance and case management. 438 families have been rehoused since the program started in 2013.



HOMELESSNESS

“

There is nothing better than being able to change someone's circumstances from homeless to permanently housed.”

– Daniel Malone, Executive Director, DESC

In Burien, a community with unmet needs for a growing homeless population, KCHA partnered with the Downtown Emergency Service Center (DESC) to provide 95 project-based housing vouchers for Bloomside, a new Permanent Supportive Housing (PSH) building that opened in May 2024. These apartments offer wrap-around services for people who have experienced chronic homelessness, with 30% set aside for Burien community members, and 25% set aside for U.S. veterans.

The project was collaboratively financed with support from the Washington State Housing Trust Fund, the King County Housing Finance Program, and the Low-Income Housing Tax Credit program. Bloomside is one of three new developments opened in 2024 using KCHA project-based vouchers to provide PSH. Partnerships for projects like these are essential to addressing the complex needs of people experiencing homelessness.



Bloomside in Burien

Building Community

- 🏠 **12,700** KCHA-owned rental homes in 155 properties across 33 cities.
- 🏠 **2,500** of these are subsidized public housing.
- 🏠 **190** rental homes purchased or under contract in 2024, expanding the available housing supply.
- 🏠 **\$73.2 Million** capital investment into workforce housing.

To ensure that we can continue to provide stable rental homes for people living on lower incomes, KCHA uses collaborative financing tools including tax credits and tax-exempt bonds to develop much-needed workforce housing.

These homes are available at below-market rates to people with moderate incomes, up to 80% of the area median income (AMI), and are also available to people with Housing Choice Vouchers. Rents from moderate income residents, including teachers, restaurant workers, social workers, and paramedics, supplement federal subsidies and strengthen KCHA's ability to serve the most vulnerable.

Opposite: Peppertree in Shoreline, before and after

Below Left: Sterling Ridge in Kent

Below Right: Henry House in Shoreline



Maintenance & Improvements

KCHA leverages Moving to Work (MTW) flexible funds to maintain and improve our housing so that it is not just livable, it transforms lives.

Our Capital Construction team upgrades public housing continuously to create safer, more modern facilities. In 2024, we completed several exterior envelope projects, including new balconies at the Peppertree building. While other housing authorities have significant backlogs of repairs, KCHA was able to move forward with several infrastructure and

safety upgrades, including new fire alarm systems at multiple properties and new security fencing at Birch Creek and Valli Kee.

- 🏠 **\$12M** capital investment in improving public housing, with funding split between Capital Funds and MTW flexibility
- 🏠 **\$7.75M** in repairs and maintenance in public housing, leveraging federal funds to ensure that housing meets high standards of quality and curb appeal.



KCHA is unique among housing authorities in providing a weatherization program to make homes more energy efficient, reducing costs for low-income homeowners. In North Bend, where low temperatures reached 16 degrees, the weatherization team insulated a home and a well

pump house. These improvements protected the water pipes from freezing and bursting, and ended the expensive reliance on firewood and space heaters, ensuring that the family stays warm. In 2024, 370 homes were weatherized.

Expanding Opportunities

Resident Services provides essential support for public housing residents, including access to childcare, transportation, counseling and informal case management, health and wellness, education programs, and services to support job training and employment.

- 🏠 **13** Resident Services Coordinators provide on-site support for seniors and families at **68** properties, funded through MTW flexibility.
- 🏠 More than **540** community activities and events including large events like National Night Out and health fairs and smaller gatherings like coffee socials and bingo nights.
- 🏠 More than **45** workshops with a total of **225** attendees to learn financial goal setting, expense tracking, and fraud prevention through the Financial Health Initiative.
- 🏠 **117** new enrollments and **38** graduates in the Family Self-Sufficiency (FSS) program.



“

I’m so proud to be part of a team providing assistance to the elderly, disabled residents, and families. We identify, locate, and acquire the services and resources necessary for our residents to thrive, live independently, and remain self-sufficient.”

– James Green, retiring Resident Services Coordinator

“

This program has taught me to be accountable and financially stable. I went back to school while on FSS and obtained a legal assistance certificate, moved jobs, and started my career in administration. It has allowed me to be a better provider for my children.”

– CT, KCHA Resident

“

I jumped on this program because I knew I wanted better for me and my children ... I can say now that I am financially stable and my children are the happiest they have been these past years.”

– TR, KCHA Resident



Above: Family Self-Sufficiency program participants and leaders

Opposite: Greenbridge Health Fair in White Center

Early Learning

The award-winning **Neighborhood Early Learning Connectors program** supports the learning and development of young children.

- 🏠 **Nine** Early Learning Connectors at **eight** properties, including Birch Creek, Valli Kee, Cascade, Spiritwood Manor, Hidden Village, Eastside Terrace, College Place, and Ballinger Homes.
- 🏠 In 2024, a partnership with the nonprofit KidVantage delivered **\$139,000** worth of essential goods like diapers, car seats, clothes, school supplies, and hygiene items.



“

Our job is to get the stuff kids need to stay healthy and safe. Partnering with KCHA is a win-win.”

– Helen Banks Routon, Director of Development & Community Relations, KidVantage.

“

“King County Housing Authority’s partnership with SYFS’s New Futures program has been invaluable. Their commitment to our community’s youth empowers us to provide enriching experiences ... that make a real difference in their lives.”

– Brian Hayes, Southwest Youth & Family Service

“

We are incredibly grateful for our long-standing partnership with King County Housing Authority. Together, we are creating opportunities for young people to realize their full potential and build a brighter future.”

– Tim Motts, Bellevue Boys & Girls Club



K-12 students

- 🏠 **14** on-site **Out-of-School Time** programs at KCHA properties in Auburn, Bellevue, Burien, SeaTac, Kent, Shoreline, and White Center, managed by seven nonprofit providers, including the Bellevue Boys & Girls Club, the Boys & Girls Club of King County Southwest Branch, the Center for Human Services, Kent Youth and Family Services, Neighborhood House, Southwest Youth and Family Services, and the YMCA of Greater Seattle
- 🏠 **600** children and youth enrolled in programs across the **14** sites
- 🏠 **8,300** summer snacks and lunches provided to K-12 students in 2024



To address digital literacy and the digital divide, KCHA was accepted into HUD’s ConnectHome USA initiative, which will pilot digital access initiatives in six public housing communities serving 295 households for families and seniors.

YOUTH LEADERSHIP



In 2024, KCHA hosted our first Youth Leadership Summit, a multi-week youth-led opportunity to develop service projects and design a plan for what they want to see in their community.

Earth Smart

King County residents care deeply about preserving our natural environment and the qualities that make the Pacific Northwest special.

When KCHA started development of the Greenbridge site in White Center, we discovered contamination in the groundwater from heavy oils used in the former Park Lake Homes maintenance facility. In 2024, after eight years of continuous clean-up efforts and groundwater well monitoring, KCHA received confirmation from the Washington State Department of Ecology that the cleanup efforts were successful.

KCHA also completed environmental permitting for a bridge replacement at the Sandpiper East Apartments at Greenbridge. The north bridge over Kelsey Creek, a fish-bearing creek, will begin construction in 2025. To support the bridge replacement, KCHA secured nearly \$2 million in King County Flood Control and Water Quality grants.





Safety & Security

KCHA is making significant investments to protect the safety of our residents and staff, including community meetings to hear directly from the people most affected.

- 🏠 Partnered with the King County Sheriff's Office for a contracted deputy position to conduct patrols, assist staff and residents, and better ensure community safety.
- 🏠 Developed collaborative working agreements with local police departments.
- 🏠 Installed **115** new security cameras across **10** properties, **12** mobile security trailers, **13** automated license plate readers at five properties, and new key card readers for laundry and community rooms.
- 🏠 Hired Allied Universal Security to provide a layer of additional security services across **50** properties owned by KCHA.

Investing in our Employees

The people of KCHA are the key to achieving our mission. Employees have many opportunities to advance and improve the skills, knowledge, and relationships necessary to provide efficient, effective government services to our community.

🏠 **535** employees

🏠 **30** internal promotions

In 2024, four landscape and maintenance staff graduated from Renton Technical College with a certificate in building maintenance. Over the past nine years, 34 KCHA staff have graduated from the program, and nearly half of those employees have been promoted.



Financials (Unaudited)

As of December 31, 2024

Statement of Net Position

ASSETS	AUTHORITY	TAX CREDIT PARTNERSHIPS
Current Assets	\$393,116,646	\$112,401,749
Non-Current Assets	\$1,879,589,384	\$399,915,689
Deferred Outflows	\$14,305,431	
Total Assets and Deferred Outflows	\$2,287,011,461	\$512,317,438
LIABILITIES		
Noncurrent Liabilities Outstanding	\$1,184,249,812	\$434,101,347
Other Liabilities	\$58,650,158	\$10,814,606
Deferred Inflows	\$12,082,797	
Total Liabilities	\$1,254,982,767	\$444,915,953
NET POSITION		
Net Investment in Capital Assets	\$479,390,023	\$15,062,466
Restricted	\$68,632,663	\$101,765,664
Unrestricted	\$484,006,008	(\$49,426,645)
Total Net Position	\$1,032,028,694	\$67,401,485

Statement of Revenues, Expenses, and Changes in Net Position

OPERATING REVENUES		
Total Operating Revenues	\$531,358,663	\$21,560,946
OPERATING EXPENSES		
Total Operating Expenses	\$505,960,753	\$21,730,410
Operating Income (Loss)	\$25,397,910	(\$169,464)
NONOPERATING REVENUE (EXPENSE)		
Net Nonoperating Revenues (Expenses)	\$7,333,868	(\$7,486,303)
INCOME (LOSS) - Before Contributions and Special Items	\$32,731,778	(7,655,768)
Change in Net Position	\$50,586,658	\$14,676,150
Beginning Net Position	\$869,513,520	\$82,077,635
Prior Period Adjustment	-	-
Ending Net Position	\$1,032,028,694	\$67,401,485

“The most rewarding part of my job is knowing I could be making a difference in someone’s life by providing them with a place to call home.”

- Carlisa Bacote, KCHA Finance Team

Through housing, we can transform lives by providing the stability needed to improve health, education, economic independence, friendships, and social cohesion. Along with other federal and state government safety net programs that provide food security, Social Security, disability supports, health care access, economic opportunities, and consumer protections, **housing is vital to thriving communities.**

