



HYBRID MEETING OF THE BOARD OF COMMISSIONERS

**Monday, August 19, 2024
3:00 pm**

Webinar Meeting:

<https://kcha-org.zoom.us/j/87373233585>

Webinar ID: 873 7323 3585

Phone: (253) 215-8782



HYBRID MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Monday, August 19, 2024 - 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 – July 22, 2024
- V. Approval of Agenda**
- VI. Consent Agenda** **2**
 - A. Voucher Certification Reports for June 2024
- VII. Briefings & Reports**
 - A. 2023 Resident Characteristics Presentation **3**
 - B. Fourth Quarter 2023 Procurement Report **4**
 - C. MTW Plan Update
- VIII. President/CEO Report**
- IX. KCHA in the News**
- X. Commissioner Comments**
- XI. 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 prior to the meeting date. If you have questions, please call 206-574-1206.

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**SPECIAL MEETING MINUTES OF THE
KING COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS
HYBRID MEETING**

Monday, July 22, 2024

I. CALL TO ORDER

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, July 22, 2024. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:00 p.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair) (via Zoom), Commissioner TerryLynn Stewart (via Zoom), Commissioner Richard Jackson (via Zoom) and Commissioner Regina Elmi (via Zoom)

Excused: Commissioner Richard Harmon

III. PUBLIC COMMENT

None.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – June 17, 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the June 17, 2024, meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the July 22, 2024, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for May 2024

B. Resolution Number Corrections

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the July 22, 2024, hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5770 – Authorizing Expansion of the Housing Authority's Partnership with the Sedro-Woolley Housing Authority.

Anneliese Gryta, Executive Vice President of Housing Operations explained the reasoning. KCHA has a 50+ year long management relationship with SWHA. We have an opportunity, that HUD created, that enables us to enter into an agreement to

create a Regional MTW authority, which allows for the MTW flexibilities enjoyed by KCHA to be shared with the partnering agencies.

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5770.

B. Resolution No. 5771 – Authorizing the President/CEO to enter into an Interlocal Agreement with Washington School Information Processing Cooperative (WSIPC) to Utilize all Available Contracts

Ponha Lim, Vice President of Safety and Security briefed the Commissioners.

Washington School Information Processing Cooperative (WSIPC), a public non-profit Cooperative that leverages its purchasing power of its members to contract with vendors to competitively bid on goods and services at a reasonable cost. Each vendor has been awarded a bid contract through an official RFP process in compliance with Washington State's Procurement RCW's, which meets the requirements of HUD Programs. This is connected to the KCHA Security integration project.

Questions of Commissioners were answered.

On motion by Commissioner Regina Elmi, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5771.

C. Resolution No. 5772 – A Resolution of the Board of Commissioners of the Housing Authority of the County of King Authorizing Disposition through Market Rate Land Sale of Six Scattered Site Residential Lots Adjacent to Greenbridge: and Determining Related Matters.

John Eliason, Vice President of Development explained the Resolution.

This Resolution authorizes KCHA to sell the six scattered site lots to Connor Homes or a Connor Homes affiliate.

Questions of Commissioners were answered.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5772.

D. Resolution No. 5773 – Authorizing an Increase in the Pay Schedules for Administrative and Building Trades Employees of 4.2% Effective August 10, 2024

Therese Ross, Assistant Vice President of Human Resources gave a briefing on the Cost-of-Living Adjustment (COLA).

KCHA uses the Consumer Price Index for Clerical Workers for the Seattle-Tacoma area to estimate the COLA. Historically, KCHA has awarded the COLA on the first day of the first full pay period occurring in November. Due to timing issues centered around the transition to a new HR/Payroll information technology system, we would like to implement the 2024 COLA approximately 90 days sooner than normal. The normal date would have been November 2nd. The revisions would be effective August 10th.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5773.

VIII. BRIEFINGS AND REPORTS

A. 2024 Mid-Year Financial Forecast

Wendy Teh, Vice President of Finance gave a summary for the Financial Forecast.

This includes revised assumptions and new information not part of the original budget process.

B. First Quarter Executive Dashboard

Grace Wood, MTW Program Manager briefly explained changes in the Executive Dashboard.

This report runs through March 2024. The total units have increased to reflect the acquisition of Henry House earlier in March, bringing our total unit count to 12,711. The shopping success goal is 80% and at the end of the first quarter we were a little below that.

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave news updates.

- KCHA received an award from ConnectHomeUSA along with other HA's. The ConnectHomeUSA (CHUSA) initiative brings training and technical assistance to help communities access affordable internet access, affordable devices and digital skills training. We were selected on our demonstrated commitment to bridging the digital divide for HUD-assisted residents. As we implement YARDI, it will allow our residents to communicate with us and remove the burden of having to come to our offices. We are in a position to help promote digital equity. Difficult Summer with respect to our residents and the violence at our properties. It's important to communicate with our residents in our

communities. Whether it be the alerts through the RAVE System, community meetings for residents, digital tools are very important in terms of being able to communicate timely and safely with our communities. The ConnectHomeUSA is just one part of our toolkit that we will be developing to help households.

- Continuing a discussion in challenges within our communities from a violence perspective. We had an incident at Pacific Court Apartments, the Ballenger incident has been concluded, and a smaller incident at Birch Creek. We continue to monitor the situations.
- HUD informed us that there will be another audit. This will be on Emergency Housing Vouchers (EHV), have we appropriately paid the rent to households that received emergency vouchers. HUD has been very attentive on monitoring reviews and audits.
- We have a new regional administrator in our area for HUD. Andrew Loftin, who previously was the Executive Director at Seattle Housing Authority. We met last week and discussed working with VASH utilization vouchers. This is the Veteran Affairs Supportive Housing Program. Other initiatives we discussed were Section 3, Homeowner initiatives and minority development in terms of real estate development. It's good that Andrew, who is a friend of Housing Authorities has decided to accept that position.

XI. KCHA IN THE NEWS

None.

XII. COMMISSIONER COMMENTS

None.

XIII. ADJOURNMENT

Chair Barnes adjourned the meeting at 3:54 p.m.

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

DOUGLAS J. BARNES, Chair
Board of Commissioners

ROBIN WALLS
Secretary

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To: Board of Commissioners
From: Mary Osier, Accounting Manager
Date: August 6, 2024
Re: **VOUCHER CERTIFICATION FOR JUNE 2024**

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
 August 6, 2024

Bank Wires / ACH Withdrawals		9,241,405.90
	<i>Subtotal</i>	9,241,405.90
Accounts Payable Vouchers		
Key Bank Checks - #351983-352410		3,912,121.11
Tenant Accounting Checks - #12174-12194		10,232.85
	<i>Subtotal</i>	3,922,353.96
Payroll Vouchers		
Checks - #93821-93856		50,485.27
Direct Deposit		2,493,036.19
	<i>Subtotal</i>	2,543,521.46
Section 8 Program Vouchers		
Checks - #649741-650248 & 650708-650709		679,805.50
ACH - #612749-615348		22,312,480.53
	<i>Subtotal</i>	22,992,286.03
Purchase Card / ACH Withdrawal		442,670.24
	<i>Subtotal</i>	442,670.24
	GRAND TOTAL	\$ 39,142,237.59

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

Date

Property	Wired to Operating Account for Obligations of Property			Notes:
	Date	Wire Transaction	Claim	
Argyle	06/05/2024	\$ 65,644.79	AP & Payroll	
Ballinger Commons	06/05/2024	\$ 130,578.75	AP & Payroll	
Bellepark	06/05/2024	\$ 41,481.53	AP	
Emerson	06/05/2024	\$ 32,388.97	AP & Payroll	
GILMAN SQUARE	06/05/2024	\$ 32,266.45	AP & Payroll	
Hampton Greens	06/05/2024	\$ 31,874.98	AP	
Kendall Ridge	06/05/2024	\$ 5,499.84	AP	
Landmark	06/05/2024	\$ 4,850.43	AP	
Meadowbrook	06/05/2024	\$ 28,394.83	AP & Payroll	
Riverstone	06/05/2024	\$ 33,334.74	AP	
SALMON CREEK HOUSING LLC	06/05/2024	\$ 11,512.57	Monthly Bank fees	
SALMON CREEK HOUSING LLC	06/05/2024	\$ 925.67	Monthly Bank fees	
Surrey Downs	06/05/2024	\$ 58,625.06	AP & Payroll	
Villages at South Station	06/05/2024	\$ 43,573.55	AP & Payroll	
Woodside East	06/05/2024	\$ 8,113.79	AP	
ALPINE RIDGE	06/06/2024	\$ 7,071.45	AP & Payroll	
ARBOR HEIGHTS	06/06/2024	\$ 21,586.63	AP & Payroll	
Aspen Ridge	06/06/2024	\$ 21,073.85	AP & Payroll	
Auburn Square	06/06/2024	\$ 18,849.03	AP & Payroll	
Carriage House	06/06/2024	\$ 45,887.73	AP & Payroll	
Carrington	06/06/2024	\$ 11,429.58	AP & Payroll	
CASCADIAN	06/06/2024	\$ 183,538.77	AP & Payroll	
Colonial Gardens	06/06/2024	\$ 10,549.82	AP & Payroll	
Corinthian	06/06/2024	\$ 80,814.00	AP & Payroll	
Cottonwood	06/06/2024	\$ 27,228.54	AP & Payroll	
Cove East	06/06/2024	\$ 58,994.06	AP & Payroll	
FAIRWOOD	06/06/2024	\$ 19,083.75	AP & Payroll	
HERITAGE PARK	06/06/2024	\$ 9,310.17	AP & Payroll	

Juanita View	06/06/2024	\$ 29,188.58	AP & Payroll
LAURELWOOD	06/06/2024	\$ 14,953.38	AP & Payroll
Meadows	06/06/2024	\$ 15,055.14	AP & Payroll
Newporter	06/06/2024	\$ 13,456.81	AP & Payroll
Nia	06/06/2024	\$ 28,101.32	AP & Payroll
OVERLAKE	06/06/2024	\$ 33,550.54	AP & Payroll
Parkwood Apts	06/06/2024	\$ 9,114.03	AP & Payroll
Pinewood Village	06/06/2024	\$ 16,812.18	AP & Payroll
Plum Court	06/06/2024	\$ 52,949.51	AP & Payroll
RAINIER VIEW I	06/06/2024	\$ 28,493.62	AP & Payroll
RAINIER VIEW II	06/06/2024	\$ 18,461.44	AP & Payroll
Salish	06/06/2024	\$ 61,411.22	AP & Payroll
SALMON CREEK HOUSING LLC	06/06/2024	\$ 67,055.68	AP & Payroll
Sandpiper East	06/06/2024	\$ 23,405.56	AP & Payroll
SEOLA CROSSING LLC	06/06/2024	\$ 88,882.02	AP & Payroll
SEOLA CROSSING LLC	06/06/2024	\$ 67,429.31	AP & Payroll
SI VIEW	06/06/2024	\$ 12,456.07	AP & Payroll
SOUTHWOOD SQUARE	06/06/2024	\$ 9,095.33	AP & Payroll
Sterling Ridge	06/06/2024	\$ 25,822.94	AP & Payroll
Tall Cedars	06/06/2024	\$ 6,691.23	AP & Payroll
Timberwood	06/06/2024	\$ 31,916.47	AP & Payroll
Vashon Terrace	06/06/2024	\$ 8,492.29	AP & Payroll
Walnut Park	06/06/2024	\$ 18,969.71	AP & Payroll
WINDSOR HEIGHTS	06/06/2024	\$ 53,678.56	AP & Payroll
Woodridge Park	06/06/2024	\$ 18,810.95	AP & Payroll
Bellepark	06/12/2024	\$ 31,050.48	AP & Payroll
Hampton Greens	06/12/2024	\$ 91,224.38	AP & Payroll
Kendall Ridge	06/12/2024	\$ 57,192.84	AP & Payroll
Landmark	06/12/2024	\$ 39,423.83	AP & Payroll
Riverstone	06/12/2024	\$ 79,523.57	AP & Payroll
Woodside East	06/12/2024	\$ 104,282.11	AP & Payroll
ALPINE RIDGE	06/13/2024	\$ 2,110.49	AP
ARBOR HEIGHTS	06/13/2024	\$ 2,589.32	AP
Aspen Ridge	06/13/2024	\$ 7,057.10	AP
Auburn Square	06/13/2024	\$ 6,319.63	AP
Carriage House	06/13/2024	\$ 17,561.84	AP
Carrington	06/13/2024	\$ 31,812.37	AP
CASCADIAN	06/13/2024	\$ 13,930.26	AP
Colonial Gardens	06/13/2024	\$ 33,672.19	AP
FAIRWOOD	06/13/2024	\$ 13,520.49	AP

HERITAGE PARK	06/13/2024	\$ 14,141.87	AP
LAURELWOOD	06/13/2024	\$ 6,965.76	AP
Meadows	06/13/2024	\$ 12,512.28	AP
Newporter	06/13/2024	\$ 8,425.65	AP
OVERLAKE	06/13/2024	\$ 69,347.04	AP
Parkwood Apts	06/13/2024	\$ 11,714.27	AP
Pinewood Village	06/13/2024	\$ 63,187.76	AP
Plum Court	06/13/2024	\$ 63,772.66	AP
RAINIER VIEW I	06/13/2024	\$ 7,048.36	AP
RAINIER VIEW II	06/13/2024	\$ 3,700.47	AP
Salish	06/13/2024	\$ 32,533.39	AP
Sandpiper East	06/13/2024	\$ 69,838.98	AP
SOUTHWOOD SQUARE	06/13/2024	\$ 11,387.59	AP
Sterling Ridge	06/13/2024	\$ 19,545.74	AP
Tall Cedars	06/13/2024	\$ 11,997.60	AP
Timberwood	06/13/2024	\$ 761.35	AP
Vashon Terrace	06/13/2024	\$ 1,643.71	AP
Walnut Park	06/13/2024	\$ 28,536.38	AP
WINDSOR HEIGHTS	06/13/2024	\$ 56,182.24	AP
Woodridge Park	06/13/2024	\$ 48,783.39	AP
ALPINE RIDGE	06/14/2024	\$ 100,000.00	Second Quarter Distribution
ARBOR HEIGHTS	06/14/2024	\$ 50,000.00	Second Quarter Distribution
Aspen Ridge	06/14/2024	\$ 50,000.00	Second Quarter Distribution
Auburn Square	06/14/2024	\$ 350,000.00	Second Quarter Distribution
Ballinger Commons	06/14/2024	\$ 1,800,000.00	Second Quarter Distribution
Bellepark	06/14/2024	\$ 100,000.00	Second Quarter Distribution
Carriage House	06/14/2024	\$ 80,000.00	Second Quarter Distribution
Carrington	06/14/2024	\$ 220,000.00	Second Quarter Distribution
Colonial Gardens	06/14/2024	\$ 200,000.00	Second Quarter Distribution
Cottonwood	06/14/2024	\$ 50,000.00	Second Quarter Distribution
Cove East	06/14/2024	\$ 150,000.00	Second Quarter Distribution
Emerson	06/14/2024	\$ 1,400,000.00	Second Quarter Distribution
FAIRWOOD	06/14/2024	\$ 300,000.00	Second Quarter Distribution
GILMAN SQUARE	06/14/2024	\$ 500,000.00	Second Quarter Distribution
Hampton Greens	06/14/2024	\$ 1,400,000.00	Second Quarter Distribution
HERITAGE PARK	06/14/2024	\$ 400,000.00	Second Quarter Distribution
Juanita View	06/14/2024	\$ 150,000.00	Second Quarter Distribution
Kendall Ridge	06/14/2024	\$ 850,000.00	Second Quarter Distribution
Landmark	06/14/2024	\$ 400,000.00	Second Quarter Distribution
Meadows	06/14/2024	\$ 250,000.00	Second Quarter Distribution

Newporter	06/14/2024	\$ 320,000.00	Second Quarter Distribution
Parkwood Apts	06/14/2024	\$ 260,000.00	Second Quarter Distribution
Riverstone	06/14/2024	\$ 900,000.00	Second Quarter Distribution
SOUTHWOOD SQUARE	06/14/2024	\$ 300,000.00	Second Quarter Distribution
Sterling Ridge	06/14/2024	\$ 300,000.00	Second Quarter Distribution
Surrey Downs	06/14/2024	\$ 50,000.00	Second Quarter Distribution
Timberwood	06/14/2024	\$ 400,000.00	Second Quarter Distribution
Vashon Terrace	06/14/2024	\$ 30,000.00	Second Quarter Distribution
Villages at South Station	06/14/2024	\$ 250,000.00	Second Quarter Distribution
Villages at South Station	06/14/2024	\$ 250,000.00	Second Quarter Distribution
Walnut Park	06/14/2024	\$ 420,000.00	Second Quarter Distribution
Woodridge Park	06/14/2024	\$ 150,000.00	Second Quarter Distribution
Woodside East	06/14/2024	\$ 590,000.00	Second Quarter Distribution
Argyle	06/18/2024	\$ 99,475.65	AP & Payroll
Ballinger Commons	06/18/2024	\$ 163,036.44	AP & Payroll
Bellepark	06/18/2024	\$ 909.37	AP
Emerson	06/18/2024	\$ 152,098.03	AP & Payroll
GILMAN SQUARE	06/18/2024	\$ 81,985.14	AP & Payroll
Hampton Greens	06/18/2024	\$ 15,201.07	AP
Kendall Ridge	06/18/2024	\$ 43,896.86	AP
Landmark	06/18/2024	\$ 12,975.33	AP
Meadowbrook	06/18/2024	\$ 48,608.84	AP & Payroll
Riverstone	06/18/2024	\$ 22,056.75	AP
Surrey Downs	06/18/2024	\$ 68,306.38	AP & Payroll
Villages at South Station	06/18/2024	\$ 88,279.92	AP & Payroll
Woodside East	06/18/2024	\$ 3,640.04	AP
ALPINE RIDGE	06/20/2024	\$ 20,383.93	AP & Payroll
ARBOR HEIGHTS	06/20/2024	\$ 12,843.71	AP & Payroll
Aspen Ridge	06/20/2024	\$ 7,926.77	AP & Payroll
Aspen Ridge	06/20/2024	\$ 5,167.48	AP & Payroll
Auburn Square	06/20/2024	\$ 29,276.19	AP & Payroll
Carriage House	06/20/2024	\$ 19,348.56	AP & Payroll
Carrington	06/20/2024	\$ 18,433.33	AP & Payroll
CASCADIAN	06/20/2024	\$ 28,307.03	AP & Payroll
Colonial Gardens	06/20/2024	\$ 19,908.49	AP & Payroll
FAIRWOOD	06/20/2024	\$ 23,402.78	AP & Payroll
HERITAGE PARK	06/20/2024	\$ 13,600.72	AP & Payroll
LAURELWOOD	06/20/2024	\$ 12,715.70	AP & Payroll
Meadows	06/20/2024	\$ 10,910.86	AP & Payroll
Newporter	06/20/2024	\$ 24,280.50	AP & Payroll

OVERLAKE	06/20/2024	\$ 65,092.30	AP & Payroll
Parkwood Apts	06/20/2024	\$ 42,644.14	AP & Payroll
Pinewood Village	06/20/2024	\$ 22,113.23	AP & Payroll
Plum Court	06/20/2024	\$ 19,239.92	AP & Payroll
RAINIER VIEW I	06/20/2024	\$ 232.86	AP & Payroll
RAINIER VIEW II	06/20/2024	\$ 125.37	AP & Payroll
Salish	06/20/2024	\$ 23,448.00	AP & Payroll
Sandpiper East	06/20/2024	\$ 22,065.38	AP & Payroll
SI VIEW	06/20/2024	\$ 3,830.45	AP & Payroll
SOUTHWOOD SQUARE	06/20/2024	\$ 9,427.70	AP & Payroll
Sterling Ridge	06/20/2024	\$ 57,889.38	AP & Payroll
Tall Cedars	06/20/2024	\$ 2,449.89	AP & Payroll
Timberwood	06/20/2024	\$ 23,369.74	AP & Payroll
Vashon Terrace	06/20/2024	\$ 613.19	AP & Payroll
Walnut Park	06/20/2024	\$ 16,329.24	AP & Payroll
WINDSOR HEIGHTS	06/20/2024	\$ 83,079.95	AP & Payroll
Woodridge Park	06/20/2024	\$ 31,885.78	AP & Payroll
ARBOR HEIGHTS	06/26/2024	\$ 17,655.37	AP & OCR & Management fees
Auburn Square	06/26/2024	\$ 33,871.55	AP & OCR & Management fees
Bellepark	06/26/2024	\$ 11,885.78	AP
Carriage House	06/26/2024	\$ 23,343.80	AP & OCR & Management fees
Carrington	06/26/2024	\$ 11,991.52	AP & OCR & Management fees
CASCADIAN	06/26/2024	\$ 56,451.61	AP & OCR & Management fees
FAIRWOOD	06/26/2024	\$ 27,225.64	AP & OCR & Management fees
Hampton Greens	06/26/2024	\$ 38,724.84	AP
Kendall Ridge	06/26/2024	\$ 43,429.22	AP
Landmark	06/26/2024	\$ 23,367.98	AP
LAURELWOOD	06/26/2024	\$ 21,560.73	AP & OCR & Management fees
Meadows	06/26/2024	\$ 12,559.11	AP & OCR & Management fees
Newporter	06/26/2024	\$ 21,149.04	AP & OCR & Management fees
OVERLAKE	06/26/2024	\$ 34,949.76	AP & OCR & Management fees
Pinewood Village	06/26/2024	\$ 14,902.24	AP & OCR & Management fees
RAINIER VIEW I	06/26/2024	\$ 87,478.78	AP
Riverstone	06/26/2024	\$ 27,045.34	AP
Sandpiper East	06/26/2024	\$ 14,608.78	AP & OCR & Management fees
SOUTHWOOD SQUARE	06/26/2024	\$ 13,591.78	AP & OCR & Management fees
Sterling Ridge	06/26/2024	\$ 37,141.02	AP & OCR & Management fees
Tall Cedars	06/26/2024	\$ 13,440.01	AP
Timberwood	06/26/2024	\$ 12,638.68	AP & OCR & Management fees
Walnut Park	06/26/2024	\$ 15,871.19	AP & OCR & Management fees

WINDSOR HEIGHTS	06/26/2024	\$ 20,750.29	AP & OCR & Management fees	
Woodridge Park	06/26/2024	\$ 21,243.25	AP & OCR & Management fees	
Woodside East	06/26/2024	\$ 33,005.13	AP	
Total	191 Wires	\$ 18,052,729.44		

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To: Board of Commissioners

From: Emilee Quinn, Senior Manager of Research & Evaluation

Date: August 14, 2024

Re: **2023 Resident Characteristics Analysis**

Since 2016, members of the Research & Evaluation team within the Social Impact Department of the King County Housing Authority have conducted annual analyses of the characteristics of residents within KCHA's federally subsidized housing programs. Analyses rely on data which is routinely collected while administering KCHA's federally subsidized programs. The analyses for 2023 included over 18,000 households that used tenant-based or project-based vouchers, or who lived in public housing during the calendar year. This is the eighth analysis in the series. Highlights will be presented to members of the Board on August 19, 2024.

2023 Resident Characteristics

Statistical snapshot of who KCHA serves



August 19, 2024

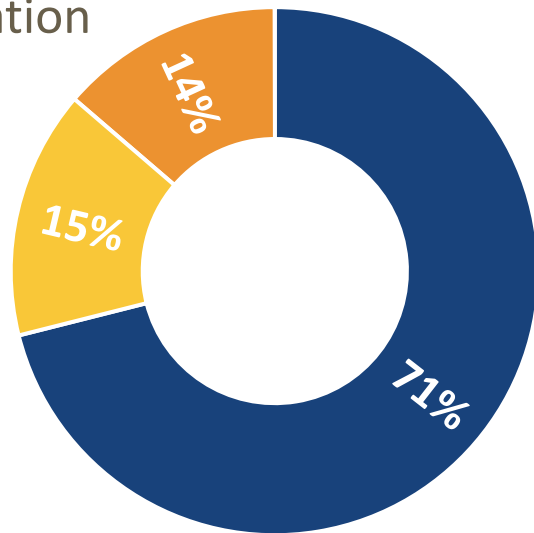
KCHA Board Meeting

Emilee Quinn, Social Impact Department

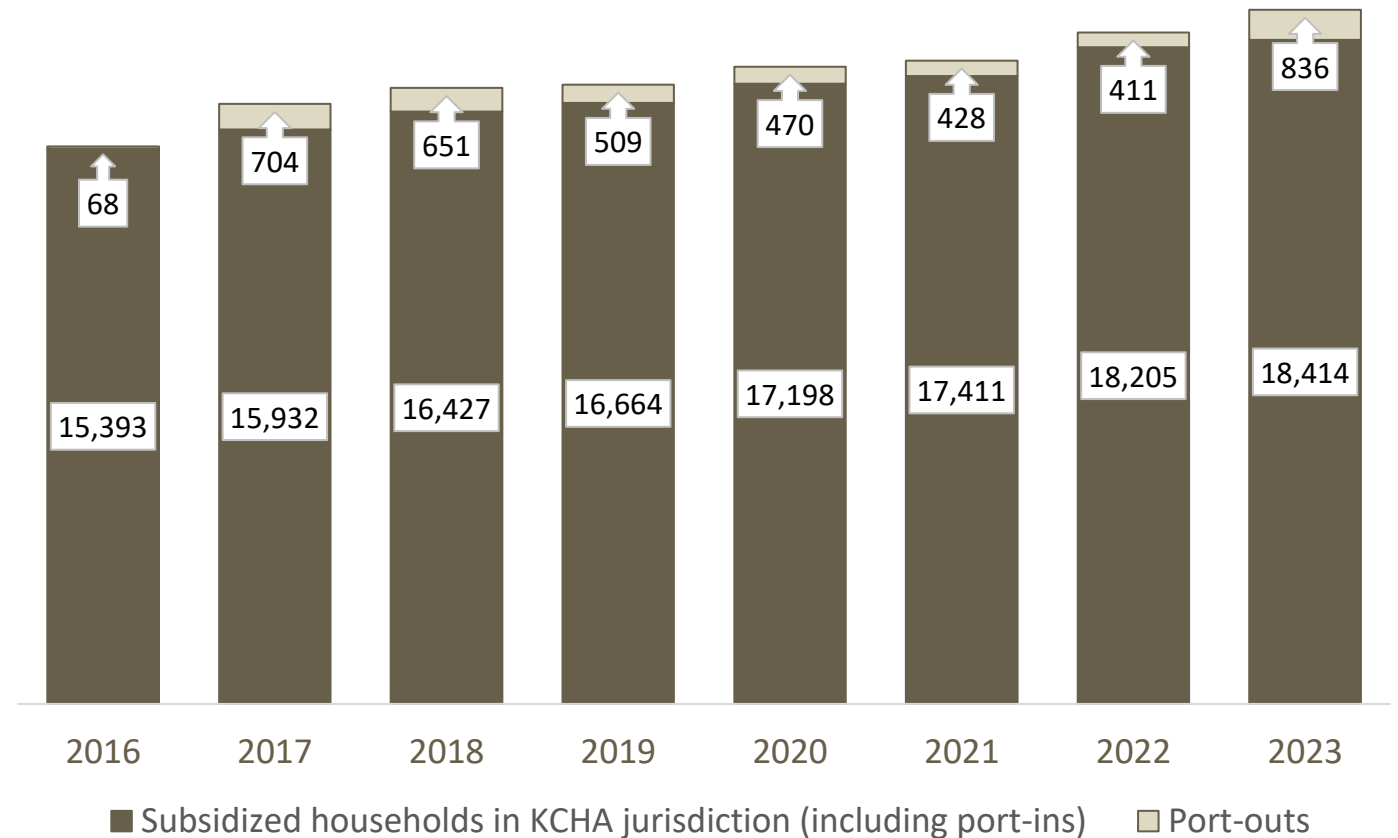
Number of households served

Federally-subsidized households:

- 20% increase since 2016
- 42,976 individuals (35% children)
- Average household size = 2.3 people
- Most have a Housing Choice Voucher
- Largely dependent upon voucher authorization



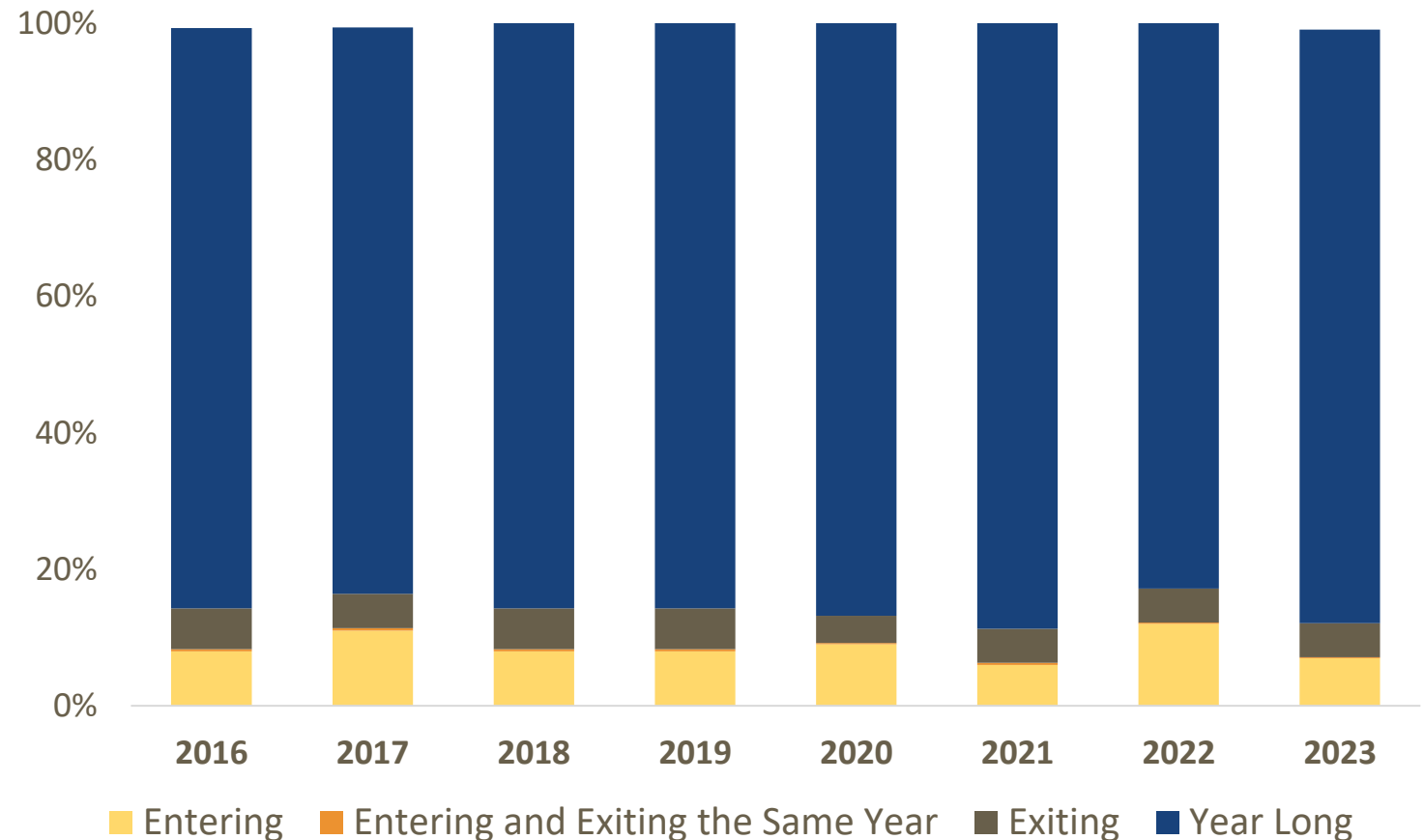
Public Housing Tenant-Based Project-Based



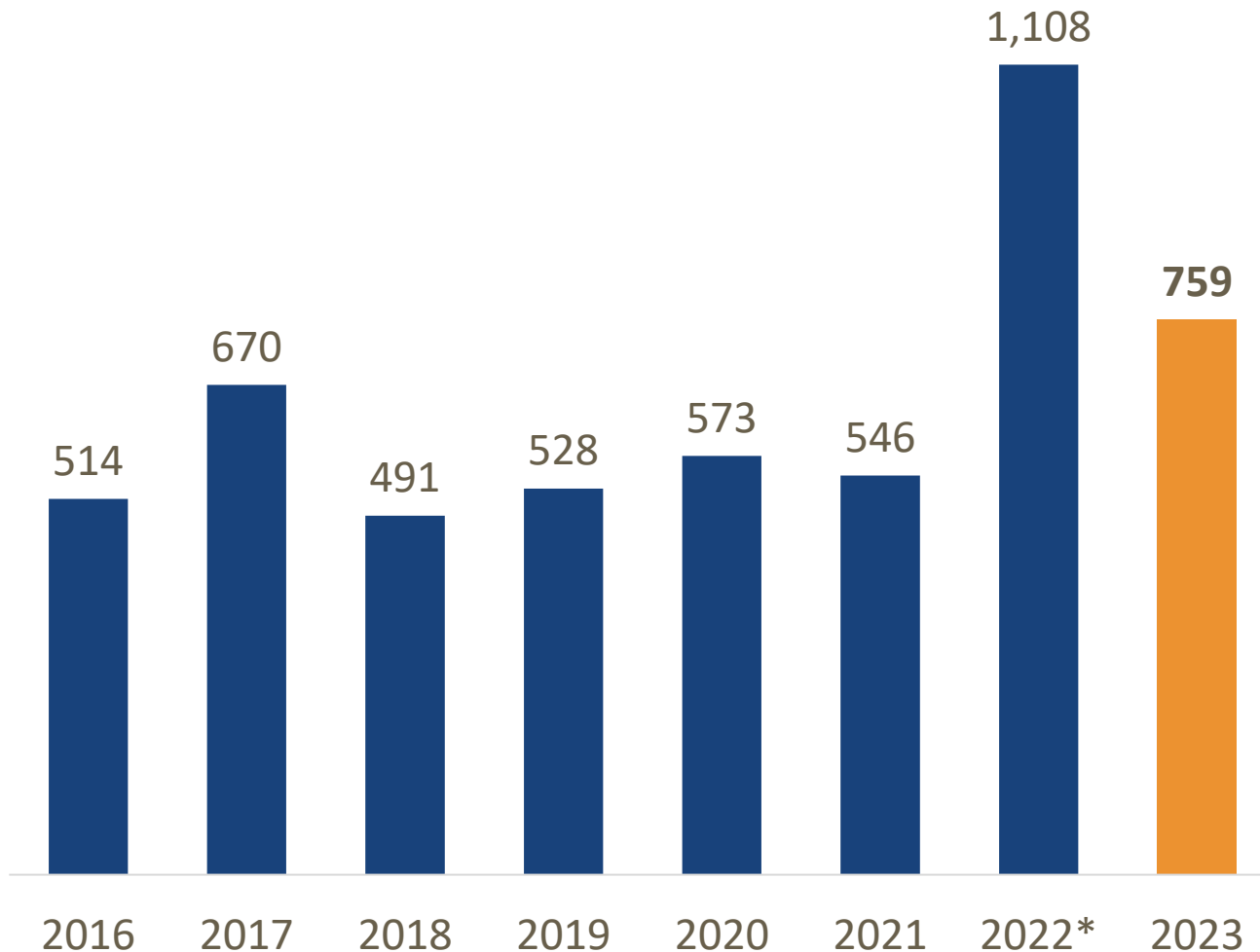
Housing assistance entries and exits

- **87%** of households received subsidy before and all year
- **7%** entered in 2023
- **5%** exited in 2023
- 8 years = median time receiving housing assistance

KCHA households entering, staying, exiting



Households entering having experienced homelessness



In 2023, an estimated **64%** of all new entry households had experienced homelessness (n=759)

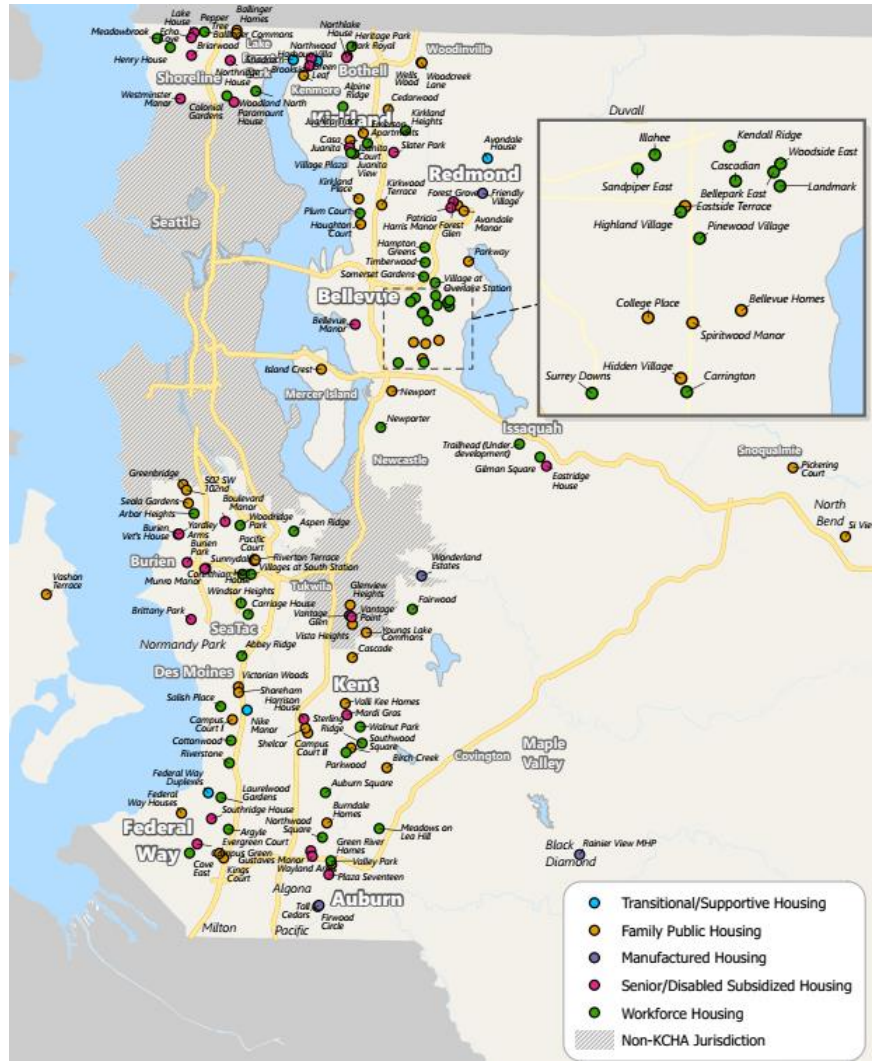
Of these, **95%** entered using project-based supportive housing or a Special Purpose Voucher intended to address homelessness

KCHA's ability to serve this population has depended upon the availability of such subsidies

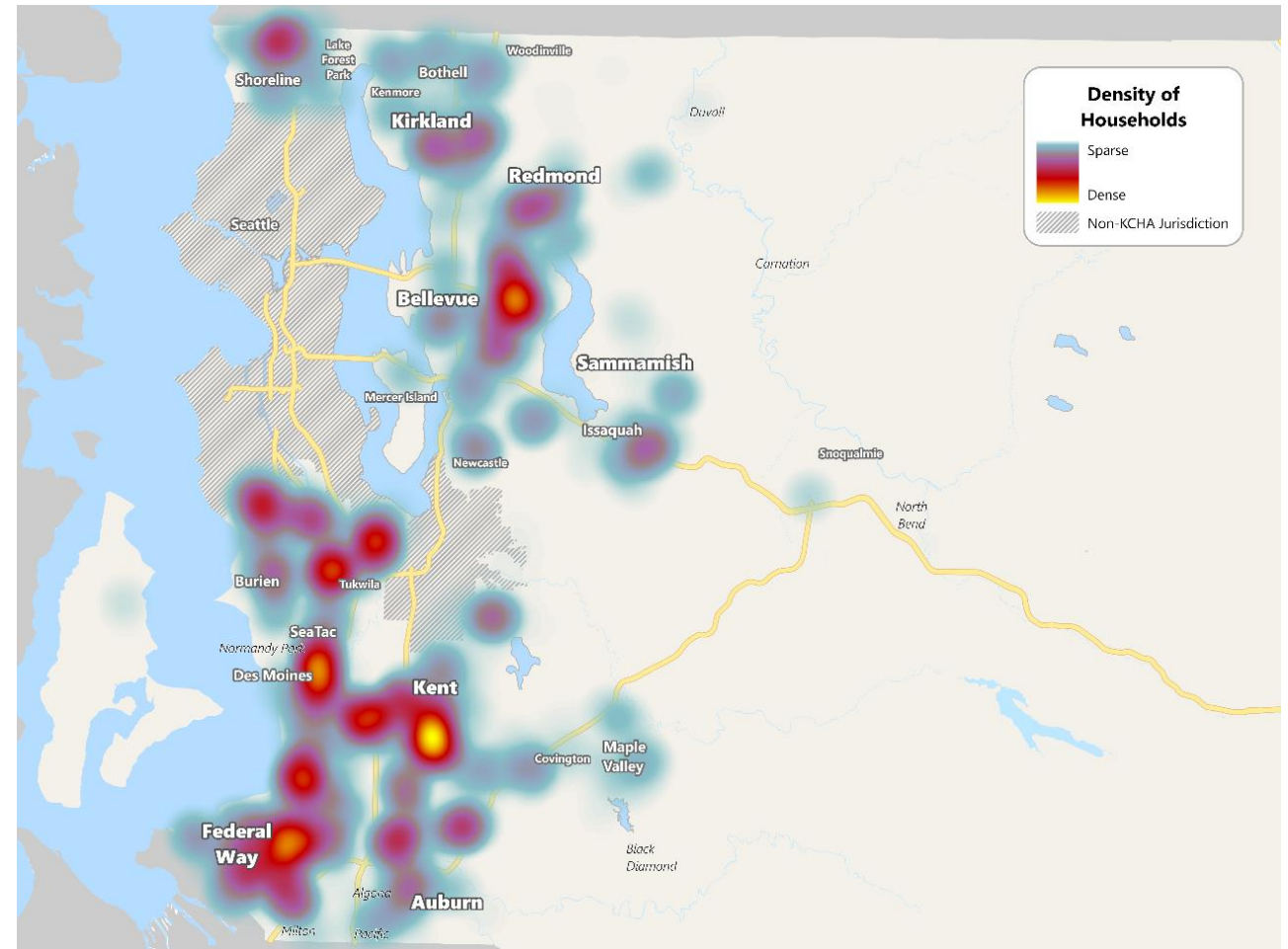
*In 2021, KCHA was granted a one-time allotment of 762 Emergency Housing Vouchers through the American Rescue Plan intended for people experiencing homelessness and other vulnerable groups. Many of these, along with other vouchers for this population, were issued in 2022.

Where KCHA households live

KCHA Properties

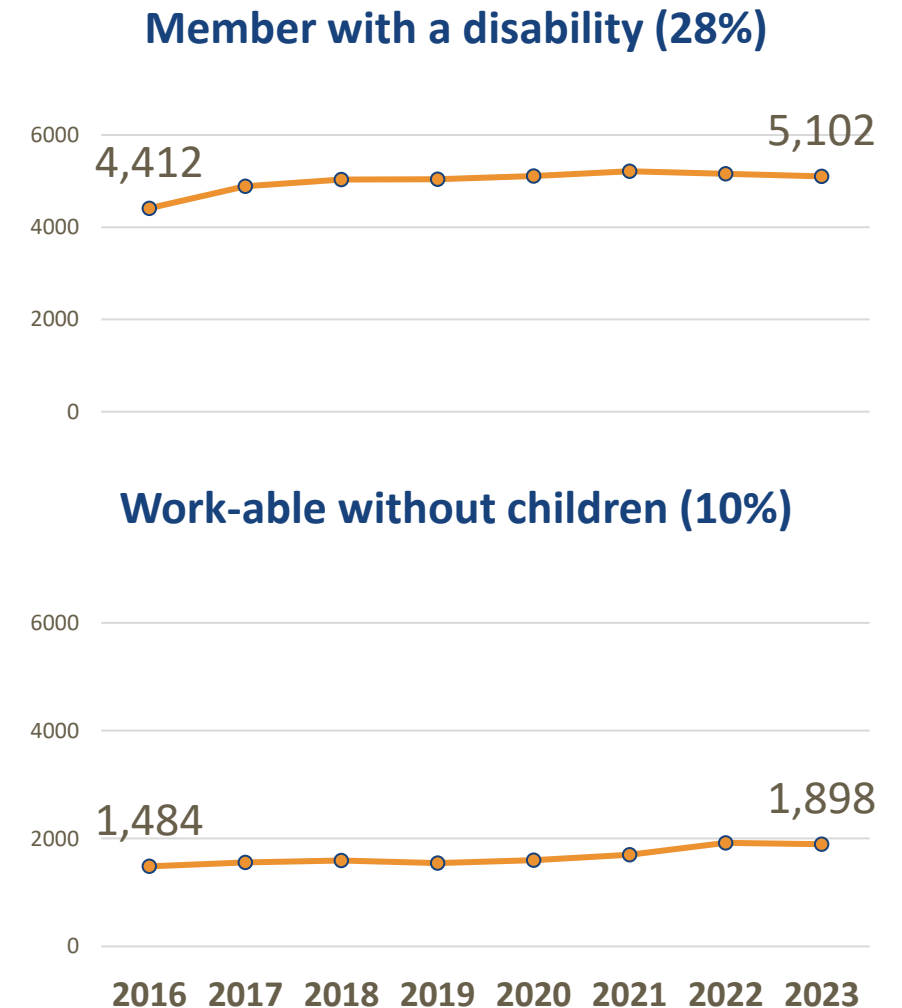
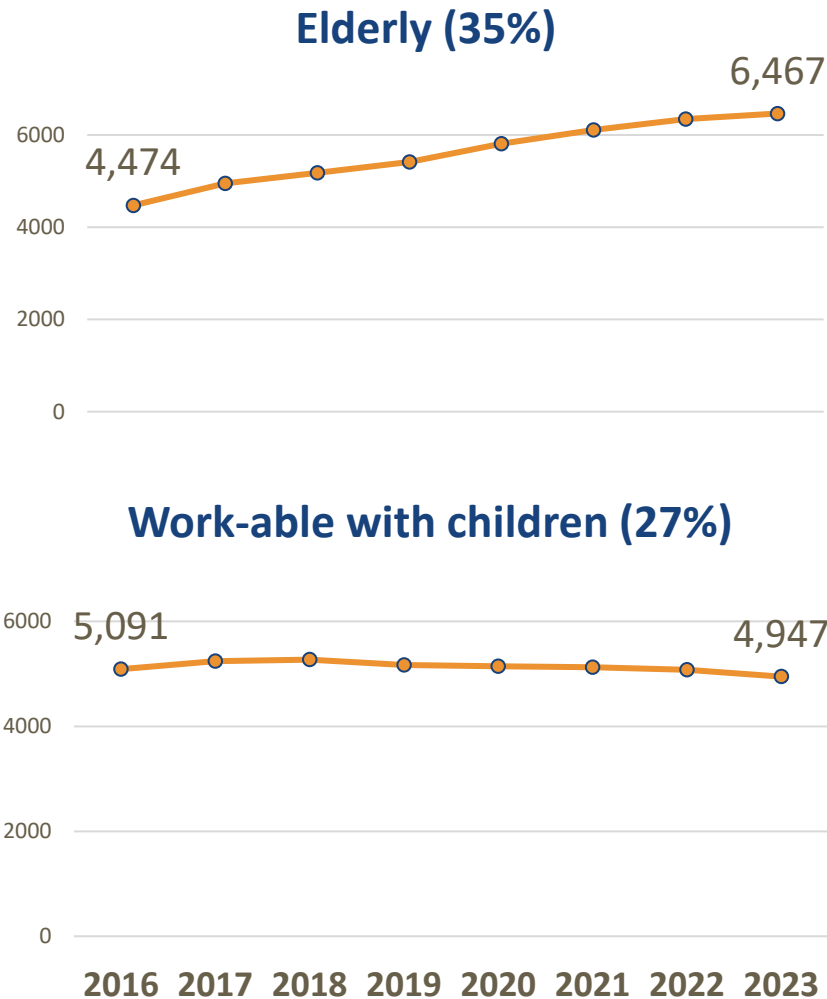


KCHA Voucher Households



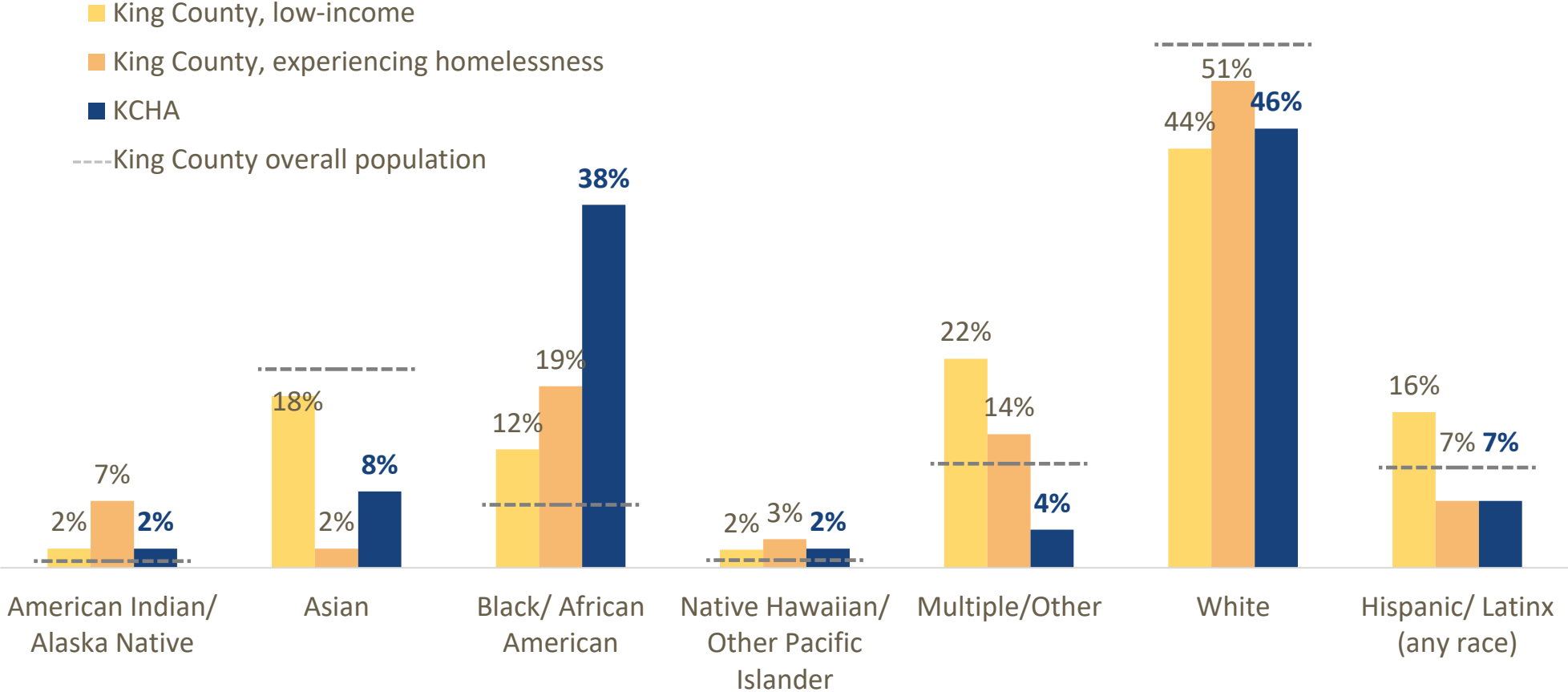
Who is accessing KCHA subsidies: *household type*

Elderly
households
represent KCHA's
largest and
fastest growing
household type



Who is accessing KCHA subsidies: *race/ethnicity*

KCHA heads of household are **proportionately more people of color** than the overall county population



Data sources: U.S. Census American Community Survey one-year estimates (2022), Point-in-Time homelessness count (2024), and HUD form 50058 (2023)

Estimates do not add to 100% because Hispanic is a separate ethnicity category and households can be counted in both the race and ethnicity categories

Who is accessing KCHA subsidies: *top 10 languages*

32 different languages are represented by 10 or more KCHA households



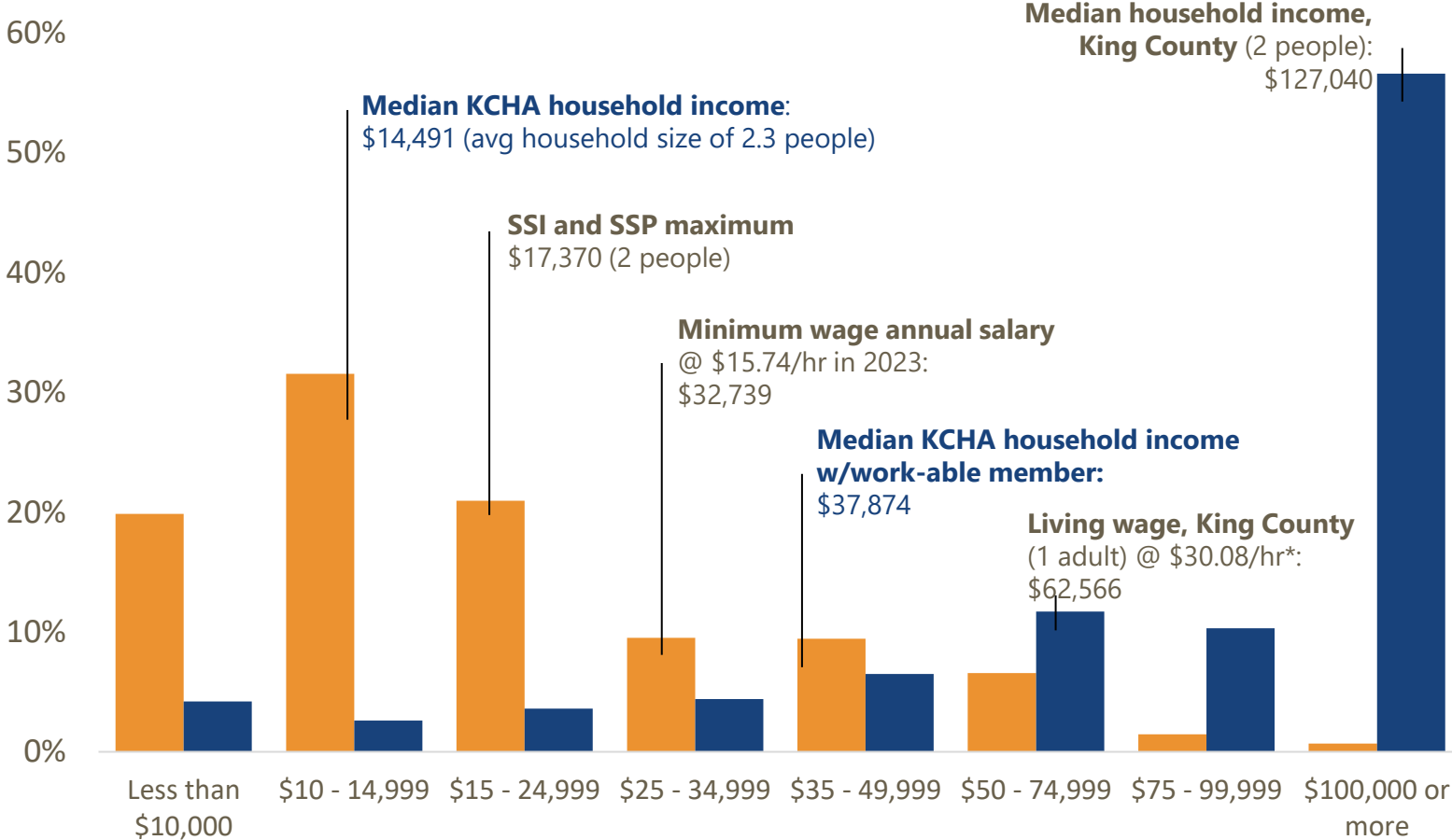
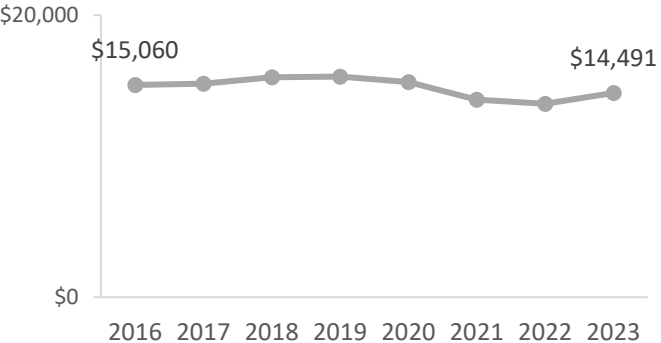
Language spoken by head of household	Number of KCHA households	Percent of KCHA households
English	13,216	72%
Somali	991	5%
Russian	675	4%
Spanish	397	2%
Vietnamese	384	2%
Ukrainian	344	2%
Arabic	303	2%
Korean	185	1%
Farsi	170	0.9%
Amharic	147	0.8%

Who is accessing KCHA subsidies: *income*

Most KCHA households have **income far below the cost of living.**

51% of KCHA households include a work-able member; **27%** have wage income. Fewer new entries include work-able members.

Adjusted for inflation, median household income is **declining.**



■ Percent of KCHA households ■ Percent of King County households

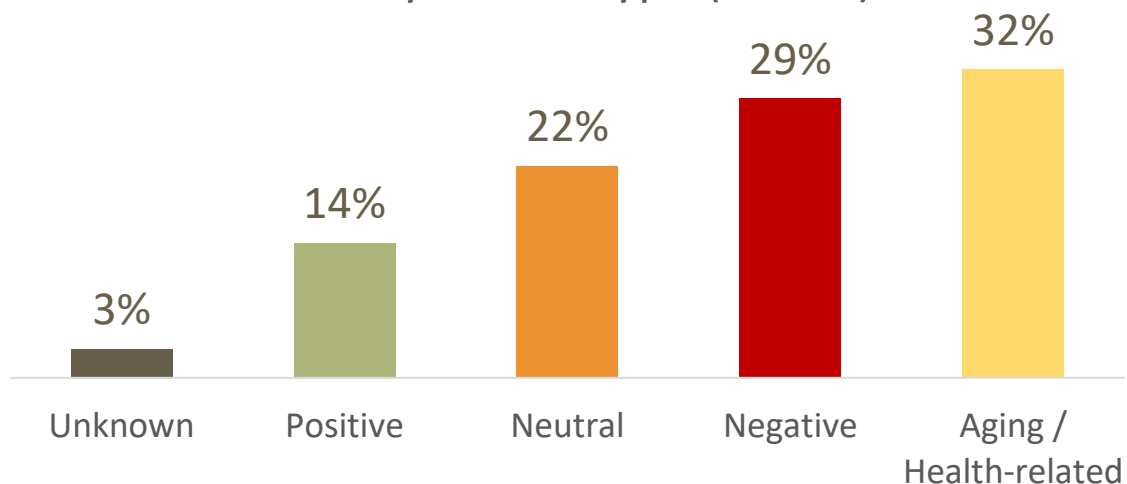
MIT Living wage calculator for King County <https://livingwage.mit.edu/counties/53033>

Reasons for exiting housing assistance

Elderly households experienced 70% of all aging/health-related exits

Work-able households without children had a higher percentage of negative exits

Exits by reason type (n=851)



Top 10 exit reasons in 2023	Exit type	Number
Deceased	Aging/Health	231
Moved in with family or friends	Neutral	127
Paperwork violation	Negative	74
Client location unknown/abandoned unit	Negative	65
Moved to non-subsidized rental	Positive	48
S8 voucher expired	Negative	48
S8 over income	Positive	47
Needed housing with higher level of services	Aging/Health	36
Moved to non-KCHA subsidized rental	Neutral	23
Homeownership	Positive	20

2023 Resident Characteristics Summary

- New entries outpace exits; the median time on subsidy is 8 years.
- Elderly households continue to be KCHA's largest and fastest growing household type.
- KCHA's population reflects communities impacted by poverty; nearly 2/3 of recent entries have experienced homelessness.
- Household incomes are low and not keeping pace with inflation.
- Over half of households exit for aging/health-related and neutral reasons; more than 1/3 do so for negative reasons.
- There are notable differences in characteristics by subsidy type.



2023 RESIDENT CHARACTERISTICS DATA BOOK
SUMMARY OF DATA DESCRIBING
KING COUNTY HOUSING AUTHORITY'S
FEDERALLY SUBSIDIZED HOUSEHOLDS

Last updated: August 13, 2024



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CHARACTERISTICS OF KCHA'S FEDERALLY SUBSIDIZED HOUSEHOLDS

Preface

The King County Housing Authority provides quality, affordable rental housing and rental assistance to over 20,000 households in 33 cities across King County (every city except Renton and Seattle). Since our founding in 1939, the agency has been dedicated to supporting families and individuals by providing housing stability—transforming lives through housing. Housing is a basic need, and we recognize that the demand for affordable housing continues to exceed the supply. Our federally subsidized assistance includes both rental housing at KCHA-owned properties (public housing) and federally funded Housing Choice Vouchers (HCVs, otherwise known as Section 8 vouchers) that allow partnerships with private landlords and reduce the rent burden on households.

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

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

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

Timeframe. Initiated in 2016, data are compiled annually up to the most recent year of complete data (2023). Where relevant, measurements are reported over available years (2016 through 2023). This cross comparison of annualized data helps identify important trends and progress. For this report, 2023 data reflect the latest recorded data for a household prior to December 31st.

Population covered. This data book addresses KCHA's federally subsidized households, including those using a Housing Choice Voucher (HCV) or residing in KCHA's public housing. Because the client populations and experiences using different kinds of housing subsidies are different, we report characteristics and outcomes data by the following types of housing subsidies:

- **Public housing** properties owned and managed by KCHA;

- **Tenant-based vouchers** leased on the private market; and
- **Project-based vouchers** attached to specific units and often accompanied by supportive services to help vulnerable populations maintain stable housing.

Not every KCHA client is described in this data book. Data associated with residents of KCHA’s workforce housing portfolio¹ are extremely limited; we do not have access to workforce housing resident characteristics data with the exception of voucher holders who reside in those properties. Similarly, households using vouchers outside of KCHA’s jurisdiction (“port-outs”) are managed by other public housing authorities (PHAs) and therefore KCHA has limited data on those households. Households in certain local, non-traditional programs are also not included in our administrative data sources (for example, the Student and Family Stability Initiative and sponsor-based programs under Homeless Housing Initiatives).

“Port-ins” are households using tenant-based vouchers from other PHA jurisdictions but leased in KCHA’s jurisdiction and managed by KCHA; port-ins are included in the characteristics data under tenant-based vouchers unless otherwise noted. Special purpose vouchers² (intended for specific populations such as people experiencing homelessness) are included as either tenant-based or project-based vouchers, depending on how the voucher programs are structured.

The following table summarizes key descriptors of the types of subsidies outlined above.

	Public Housing	Tenant-based voucher	Project-based voucher	Port-in voucher	Port-out voucher
KCHA administered	X	X	X		X
Other PHA administered				X	
KCHA managed	X		X	X	
Other PHA managed					X
Property specific	X		X		
Private market		X		X	X
Special purpose categories available		X	X	X	X

¹ KCHA owns more than 8,000 units of workforce housing (asset-managed properties) purchased using non-federal subsidies. Workforce housing residents earn less than the area median income but can afford units priced at a slightly lower rate than the market.

² “Special purpose” vouchers or SPVs are intended for specific populations such as persons experiencing homelessness or fleeing domestic violence, including but not limited to voucher programs such as Veterans Administration Supportive Housing (VASH), Housing Access and Services Program (HASP), Family Unification Program (FUP) for those involved in the child welfare system, and Emergency Housing Vouchers (EHVs).

Reporting limitations. Statistics presented for each year reflect the data available when the data were pulled and compiled early in the following year. Prior years' data are not updated for each year's report. Data are often entered or corrected after the fact, so some counts may have changed since the data were summarized for a given year. Counts presented here may deviate by several percentage points from final recorded data. There may also be some discrepancies between years in the ways that the data were pulled and compiled, particularly as new ways of accessing data have been made available over time. Despite these relatively small discrepancies, statistics presented to describe the characteristics of the resident population, such as percentages, means and medians, can be expected to be an accurate reflection of that year's resident population.

Chapter 1 POPULATION SIZE BY TYPE OF HOUSING SUBSIDY

Tables 1.1 through 1.3 present the number and percent of federally subsidized households and individuals living in KCHA's jurisdiction by year, up to 2023. The population served by KCHA has steadily increased since 2016. Most households served by KCHA use tenant-based vouchers (71%), followed by project-based vouchers (15%) and then public housing (14%). These statistics are influenced by the number of properties and units owned by KCHA, as well as the number of vouchers approved by HUD to be administered by KCHA.

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

	2016	2017	2018	2019	2020	2021 ³	2022 ⁴	2023
Public Housing	2,283 (15%)	2,509 (15%)	2,536 (15%)	2,569 (15%)	2,546 (14%)	2,535 (14%)	2,495 (13%)	2,525 (13%)
Tenant-based voucher	7,747 (50%)	7,985 (48%)	8,226 (48%)	8,215 (48%)	8,785 (50%)	8,836 (50%)	9,900 (53%)	10,710 (56%)
Project-based voucher	2,285 (15%)	2,347 (14%)	2,442 (14%)	2,484 (14%)	2,453 (14%)	2,512 (14%)	2,533 (14%)	2,799 (15%)
Port-in	3,078 (20%)	3,091 (19%)	3,223 (19%)	3,396 (20%)	3,414 (19%)	3,528 (20%)	3,277 (18%)	2,380 (12%)
Port-out	68 (0%)	704 (4%)	651 (4%)	509 (3%)	470 (3%)	428 (2%)	411 (2%)	836 (4%)
Total	15,461	16,636	17,078	17,173	17,668	17,839	18,616	19,250

Table 1.2 Number and percent of households by subsidy type and year*

	2016	2017	2018	2019	2020	2021 ³	2022 ⁴	2023
Public Housing	2,283 (15%)	2,509 (16%)	2,536 (15%)	2,569 (15%)	2,546 (15%)	2,535 (15%)	2,495 (14%)	2,525 (14%)
Tenant-based voucher	10,825 (70%)	11,076 (70%)	11,449 (70%)	11,611 (70%)	12,199 (71%)	12,364 (71%)	13,177 (72%)	13,090 (71%)
Project-based voucher	2,285 (15%)	2,347 (15%)	2,442 (15%)	2,484 (15%)	2,453 (14%)	2,512 (14%)	2,533 (14%)	2,799 (15%)
Total	15,393	15,932	16,427	16,664	17,198	17,411	18,205	18,414

*Excludes port-outs

³ An error in data compilation for 2021 has been discovered since that report was published that slightly overestimated the counts for that year. While the data compilation error relates to 2021 data in other tables in this report, only Tables 1.1 and 1.2 have been corrected. We don't expect that other statistics for that year (percentages, means, medians) differ substantially.

⁴ An error in data compilation for 2022 has been discovered since that report was published that slightly overestimated the counts for that year. While the data compilation error relates to 2022 data in other tables in this report, only Tables 1.1 and 1.2 have been corrected. We don't expect that other statistics for that year (percentages, means, medians) differ substantially.

Table 1.3 Number and percent of individuals by subsidy type and year

	2016	2017	2018	2019	2020	2021	2022	2023
Public Housing	4,390 (11%)	4,685 (12%)	4,696 (11%)	4,785 (11%)	4,688 (11%)	4,921 (11%)	4,769 (11%)	4,595 (11%)
Tenant-based voucher	27,326 (70%)	27,704 (68%)	28,778 (69%)	29,003 (69%)	30,419 (71%)	30,639 (71%)	32,173 (74%)	31,451 (73%)
Project-based voucher	6,403 (16%)	6,489 (16%)	6,625 (16%)	6,720 (16%)	6,569 (15%)	6,682 (15%)	6,612 (15%)	6,930 (16%)
Total	39,260	40,522	41,612	41,845	42,790	43,373	43,554	42,976

*Excludes port-outs

Table 1.4 presents the number and percent of households using tenant- and project-based vouchers living in the three housing types offered by KCHA. Most tenant-based voucher holders rent units on the private market whereas the largest percentage of project-based voucher holders live in properties managed by KCHA. It is worth highlighting that 11% of tenant-based voucher holders and 21% of project-based voucher holders lived in KCHA’s asset-managed properties in 2023.

Table 1.4 Number and percent of HCV households by property type and subsidy (2023) *

	Tenant-based voucher	Project-based voucher	Total
Asset-managed	1,379 (11%)	589 (21%)	1,968 (12%)
Property-managed	108 (<1%)	1,202 (43%)	1,310 (8%)
Private market	11,603 (89%)	1,008 (36%)	12,611 (79%)
Total	13,090	2,799	15,889

*Excludes port-outs and public housing

KCHA residents as a share of the population within KCHA jurisdiction. KCHA serves low-income households; most are extremely low-income (below 30% of the Area Median Income or AMI). The left-hand column of Table 1.5 displays the number of people residing in KCHA’s jurisdiction with incomes below 150%, 300%, and 400% of the Federal Poverty Level (FPL). These FPL cut-offs are roughly comparable to 30%, 50%, and 80% AMI. The right-hand columns display how many KCHA-assisted households live at or below those AMI cut-offs. These data points illustrate KCHA’s focus on serving extremely low-income households. While KCHA serves approximately 3% of the population within our jurisdiction, we serve over 18% of people in extremely low-income households.

Table 1.5 King County, Seattle, and KCHA individuals by income categories (2023)

Federal Poverty Level (FPL)*	King County population excluding Seattle**	Area Median Income (AMI)***	KCHA residents****	KCHA residents as a percent of King County population excluding Seattle
Entire population	1,508,263	All residents	42,976	2.8%
<i>With incomes below ...</i>		<i>With incomes below ...</i>		
150% FPL	182,196	30% AMI	33,305	18.2%
300% FPL	436,524	50% AMI	40,638	9.3%
400% FPL	604,414	80% AMI	42,614	7%

*Based on 2023 Federal Poverty Level Guidelines

** American Community Survey (ACS) 2022 5-Year Estimates: S1701 Poverty Status in the Past 12 Months; counts for King County subtracting those for the City of Seattle.

*** Based on HUD’s FY2023 Median Family Income Calculation Methodology for Seattle-Bellevue, WA HUD Metro FMR Area

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

Chapter 2 GEOGRAPHY

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

- Emergency/Transitional Housing,
- Family Public Housing,
- Manufactured Housing,
- Senior/Disabled Subsidized Housing, and
- Workforce Housing.

A concentration of KCHA-owned housing appears in the west of KCHA's jurisdiction where there is greater population density. The east has fewer KCHA-owned resources, coinciding with lower population density. The heat map in **Figure 2.2** depicts KCHA-assisted household concentrations in cities like Bellevue, Federal Way, and Kent. This closely mirrors the heat map in **Figure 2.3** showing solely Housing Choice Voucher (HCV) households (households that rely on tenant-based, project-based, and port-in subsidies).

Figure 2.1 Map of Properties by Type

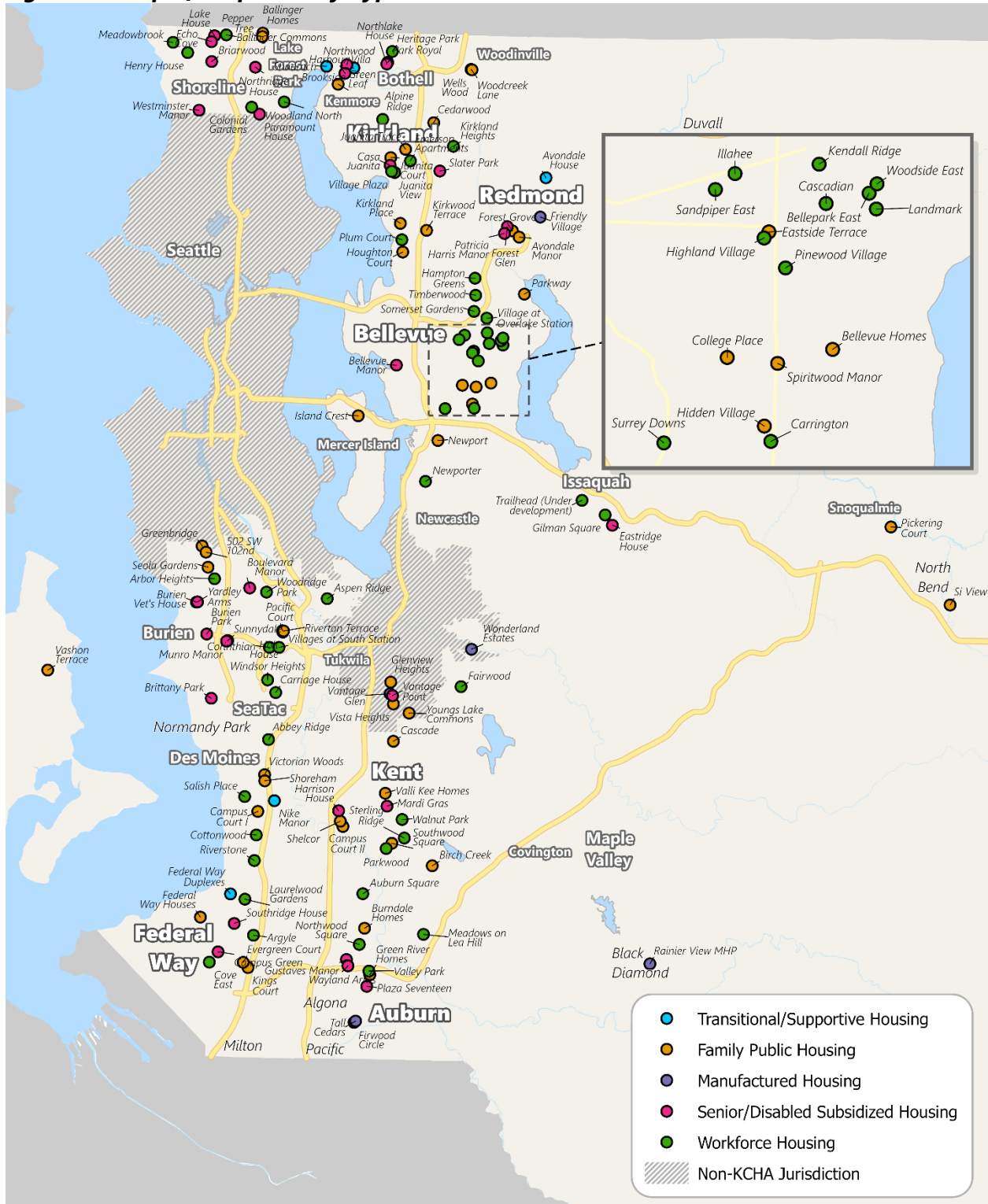


Figure 2.2 Heat Map of Households

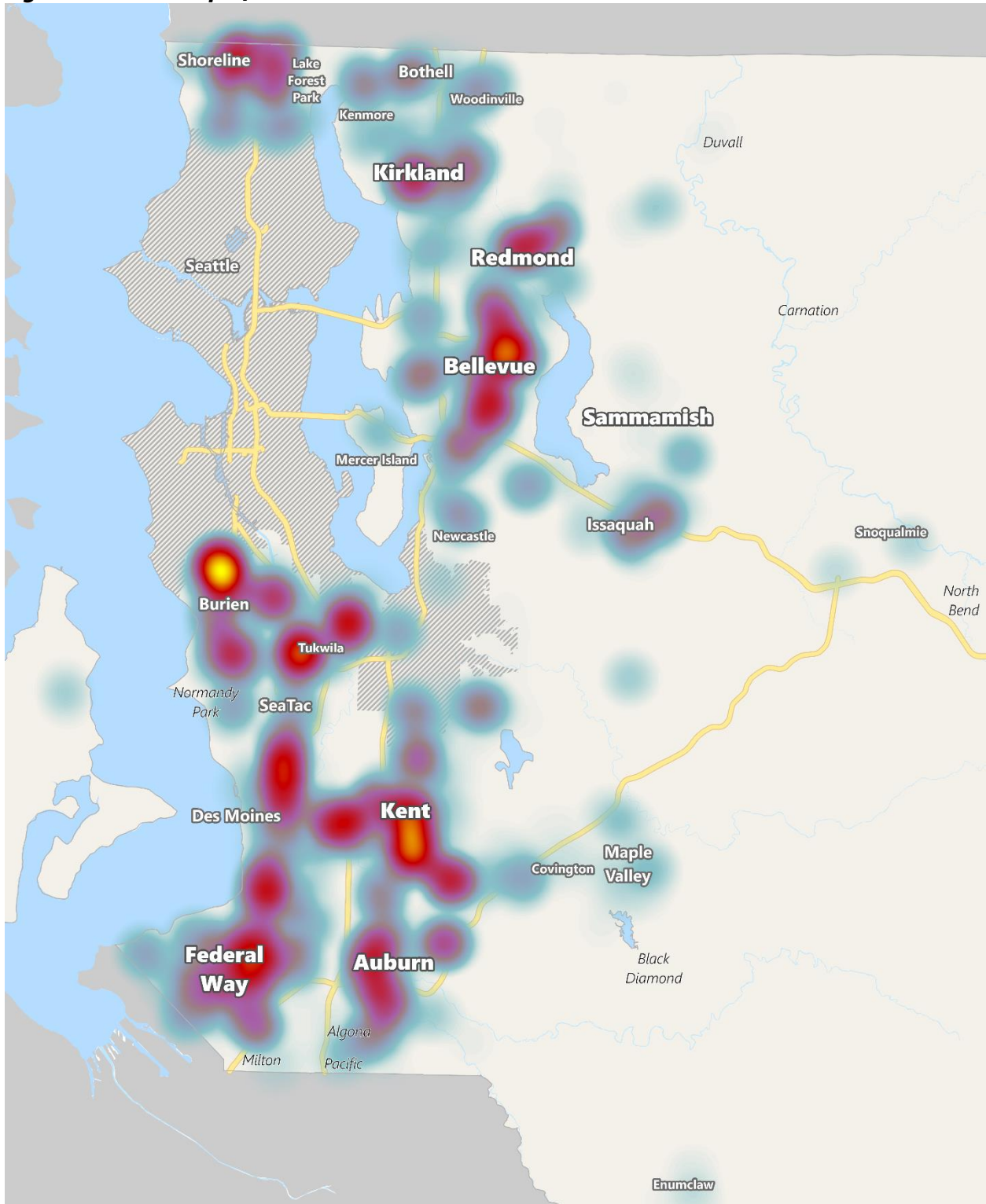
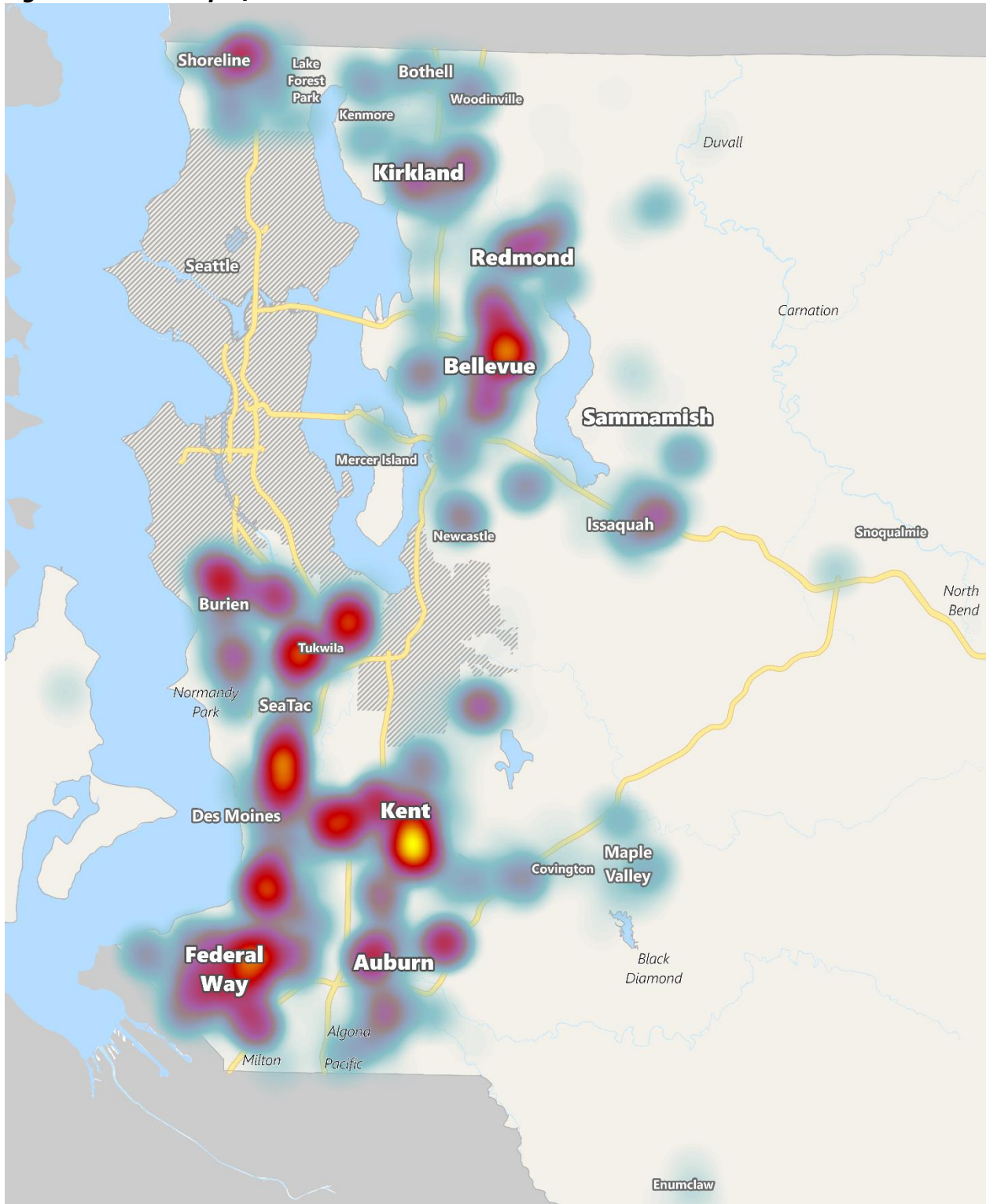


Figure 2.3 Heat Map of HCV Households



Voucher distribution by opportunity area. Historically, across the U.S. and in King County, most families using HCVs have leased units in high-poverty, low-opportunity areas, due to a variety of factors. However, research evidence has shown that children in low-income families who move to higher opportunity areas have significantly better outcomes than their counterparts in terms of educational attainment and future earnings.⁵ To test strategies that aim to support families who wish to use their vouchers to move to opportunity areas, KCHA was part of a research pilot project called “Creating Moves to Opportunity” (CMTO) which resulted in large gains in the share of newly entering HCV families that moved to opportunity areas in King County.⁶

KCHA continues to track how many voucher households with children are leased up in “opportunity areas.” To identify high-opportunity neighborhoods, CMTO researchers used the Opportunity Atlas which provides the rates of “upward income mobility for children growing up in low-income families” across Census Tracts.⁷ We use this designation to track the percent of HCV families living in opportunity areas.

Table 2.1 displays the number of HCV households with children that reside in CMTO opportunity areas across years. In 2023, 30% of these families lived in opportunity areas.

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

	2016	2017	2018	2019	2020	2021	2022	2023
No, not living in CMTO area	4,702 (73%)	4,906 (73%)	4,869 (71%)	4,721 (71%)	4,729 (69%)	4,672 (68%)	4,701 (69%)	4,605 (69%)
Yes, living in CMTO area	1,550 (24%)	1,622 (24%)	1,743 (26%)	1,817 (27%)	1,855 (27%)	1,922 (28%)	2,030 (30%)	1,998 (30%)
Missing	227 (4%)	212 (3%)	215 (3%)	70 (1%)	229 (3%)	233 (3%)	107 (2%)	102 (2%)
Total	6,479	6,740	6,827	6,608	6,813	6,827	6,838	6,705

⁵ Chetty, Raj, Nathaniel Hendren, and Lawrence Katz. 2016. “The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Project.” *American Economic Review* 106 (4).

⁶ Bergman, Peter, Raj Chetty, Stefanie DeLuca, Nathaniel Hendren, Lawrence F. Katz, and Christopher Palmer. 2023. *Creating moves to opportunity: Experimental evidence on barriers to neighborhood choice*. National Bureau of Economic Research.

⁷ <https://www.opportunityatlas.org/>

Chapter 3 DEMOGRAPHIC CHARACTERISTICS

KCHA's households vary by demographic characteristics. This section summarizes data on characteristics including:

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

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

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

Table 3.1 displays the number and percent of households by household type over time. The share of households that are elderly has increased from 29% in 2016 to 35% in 2023, making elderly households the largest and fastest-growing population receiving KCHA assistance. The share of work-able with children households has decreased from 33% to 27%. It should be noted, with the natural aging of the population, people in other categories who reside in KCHA-assisted housing may eventually become a household in the Elderly category.

Table 3.1 Number and percent of households by type (mutually exclusive) and year

	2016	2017	2018	2019	2020	2021	2022	2023
Elderly	4,474 (29%)	4,952 (30%)	5,181 (30%)	5,419 (32%)	5,814 (33%)	6,112 (34%)	6,348 (34%)	6,467 (35%)
Member with a disability	4,412 (29%)	4,891 (29%)	5,032 (30%)	5,038 (29%)	5,108 (29%)	5,214 (29%)	5,156 (28%)	5,102 (28%)
Work-able with children	5,091 (33%)	5,239 (32%)	5,270 (31%)	5,169 (30%)	5,147 (29%)	5,128 (28%)	5,076 (27%)	4,947 (27%)
Work-able without children	1,484 (10%)	1,554 (9%)	1,591 (9%)	1,547 (9%)	1,599 (9%)	1,700 (9%)	1,920 (10%)	1,898 (10%)
Total	15,461	16,636	17,074	17,173	17,668	18,154	18,500	18,414

Table 3.2 displays the number of households by both household type and subsidy. It is notable that elderly households make up a higher proportion of public housing subsidies than tenant- or project-based vouchers (58% compared with 32% or 31%). As noted in Table 3.3, households entering in 2023 differed by household composition from households overall. New households were less likely to include an elderly member, work-able adult, or children; they were more likely to include a member living with a disability.

Table 3.2 Number and percent of households by mutually exclusive type and subsidy (2023)

Household Type	Public Housing	Tenant-based	Project-based	Total
Elderly	1,452 (58%)	4,147 (32%)	868 (31%)	6,467 (35%)
Member with a disability	573 (23%)	3,836 (29%)	693 (25%)	5,102 (28%)
Work-able with children	363 (14%)	3,664 (28%)	920 (33%)	4,947 (27%)
Work-able without children	137 (5%)	1,443 (11%)	318 (11%)	1,898 (10%)
Total	2,525	13,090	2,799	18,414

Table 3.3 Number and percent of households including member types by subsidy (all and new) (2023)

Households with one or more...*	All households				New entry households			
	Public Housing	Tenant-based	Project-based	Total	Public Housing	Tenant-based	Project-based	Total
Elderly member	1,452 (58%)	4,147 (32%)	868 (31%)	6,467 (35%)	72 (57%)	125 (20%)	103 (23%)	300 (25%)
Member with a disability	1,403 (56%)	6,668 (51%)	1,174 (42%)	9,245 (50%)	66 (52%)	365 (59%)	245 (55%)	676 (57%)
Work-able member	737 (29%)	6,957 (53%)	1,627 (58%)	9,321 (51%)	23 (18%)	294 (48%)	170 (38%)	487 (41%)
Child(ren)	492 (19%)	5,019 (38%)	1,194 (43%)	6,705 (36%)	22 (17%)	223 (36%)	126 (28%)	371 (31%)
Total	2,525	13,090	2,799	18,414	126	617	443	1,186

*Characteristics not mutually exclusive

While most characteristics are reported at the head of household level, Table 3.4 provides data on selected characteristics of individuals living in KCHA households. For example, a majority (58%) of KCHA residents are female and nearly a quarter (24%) have a disability. KCHA housed 14,990 children in 2023, representing over one-third of KCHA's resident population.

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

	2016	2017	2018	2019	2020	2021	2022	2023
All household members	39,260	40,522	41,612	41,845	42,790	43,373	43,554	42,976
Female*	23,057 (59%)	23,686 (58%)	24,251 (58%)	24,447 (58%)	25,014 (58%)	25,295 (58%)	25,438 (58%)	25,118 (58%)
Individual with a disability*	8,092 (21%)	8,691 (21%)	9,071 (22%)	9,265 (22%)	9,611 (22%)	9,949 (23%)	10,052 (23%)	10,162 (24%)
Children (<18 y/o)*	15,091 (38%)	15,429 (38%)	15,707 (38%)	15,684 (37%)	15,713 (37%)	15,631 (36%)	15,476 (36%)	14,990 (35%)
Elder (62+ years old)*	5,210 (13%)	5,642 (14%)	5,908 (14%)	6,171 (15%)	6,552 (15%)	6,934 (16%)	7,181 (16%)	7,302 (17%)

*Characteristics not mutually exclusive

Household size. Tables 3.5 displays counts and percentages of KCHA households by household size. In 2023, nearly half (44%) of households are composed of one person, and nearly a quarter (23%) have two people. As shown in Table 3.6, voucher holders have a higher median and average household size than households living in public housing.

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

Number of household members	2016	2017	2018	2019	2020	2021	2022	2023
1	6,215 (40%)	6,897 (42%)	7,117 (42%)	7,163 (42%)	7,463 (42%)	7,863 (43%)	8,209 (44%)	8,141 (44%)
2	3,541 (23%)	3,820 (23%)	3,896 (23%)	3,934 (23%)	4,009 (23%)	4,158 (23%)	4,213 (23%)	4,248 (23%)
3	2,070 (13%)	2,128 (13%)	2,190 (13%)	2,216 (13%)	2,282 (13%)	2,282 (13%)	2,269 (12%)	2,257 (12%)
4	1,605 (10%)	1,657 (10%)	1,661 (10%)	1,647 (10%)	1,660 (9%)	1,654 (9%)	1,639 (9%)	1,643 (9%)
5	927 (6%)	981 (6%)	1,020 (6%)	1,033 (6%)	1,036 (6%)	989 (5%)	975 (5%)	953 (5%)
6+	1,103 (8%)	1,153 (6%)	1,194 (6%)	1,180 (6%)	1,218 (7%)	1,208 (7%)	1,195 (6%)	1,172 (6%)
Total	15,461	16,636	17,078	17,173	17,668	18,154	18,500	18,414

Table 3.6 Median and mean (average) household size by subsidy type (2023)

	Public Housing	Tenant-based	Project-based	All
Median	1	2	2	2
Mean	1.82	2.40	2.48	2.33

Age. Tables 3.7 displays age category breakdowns for heads of households receiving KCHA housing subsidies. As shown in Table 3.8, heads of household in public housing units are older, on average, than those using vouchers. Households entering in 2023 were younger than the KCHA resident population as a whole.

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

Age range	2016	2017	2018	2019	2020	2021	2022	2023
18-20	54 (<1%)	52 (<1%)	40 (<1%)	46 (<1%)	52 (<1%)	49 (<1%)	68 (<1%)	61 (<1%)
21-29	1,154 (7%)	1,220 (7%)	1,201 (7%)	1,074 (6%)	1,023 (6%)	979 (5%)	1,073 (6%)	1,016 (6%)
30-39	3,207 (21%)	3,407 (20%)	3,482 (20%)	3,411 (20%)	3,418 (19%)	3,380 (19%)	3,368 (18%)	3,203 (17%)
40-49	3,187 (21%)	3,382 (20%)	3,417 (20%)	3,493 (20%)	3,623 (21%)	3,786 (21%)	4,014 (21%)	3,957 (21%)
50-61	3,697 (24%)	3,979 (24%)	4,117 (24%)	4,106 (24%)	4,186 (24%)	4,250 (23%)	3,548 (19%)	4,124 (22%)
62-69	1,818 (12%)	2,031 (12%)	2,160 (13%)	2,282 (13%)	2,434 (14%)	2,588 (14%)	3,591 (19%)	2,828 (15%)
70-79	1,242 (8%)	1,393 (8%)	1,465 (9%)	1,516 (9%)	1,612 (9%)	1,725 (10%)	1,980 (10%)	2,030 (11%)
80+	954 (6%)	1,055 (6%)	1,075 (6%)	1,121 (7%)	1,174 (7%)	1,262 (7%)	1,260 (7%)	1,195 (6%)
Unknown	148 (1%)	117 (1%)	121 (1%)	124 (1%)	146 (1%)	135 (1%)	10 (<1%)	0
Total	15,461	16,636	17,078	17,173	17,668	18,154	18,912	18,414

Table 3.8 Median and mean (average) age in years by subsidy type (all households and new) (2023)

	All households (N= 18,414)				New entry households (N= 1,186)			
	Public Housing	Tenant-based	Project-based	Total	Public Housing	Tenant-based	Project-based	Total
Median	64.0	51.0	50.0	52.0	63.0	41.0	45.0	45.0
Mean	62.4	51.9	51.3	53.3	58.5	44.7	47.3	47.1

Gender. Tables 3.9 and 3.10 display the number and percent of KCHA heads of household by gender. Most KCHA households (70%) are female-headed.

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

	2016	2017	2018	2019	2020	2021	2022	2023
Female	10,964 (71%)	11,683 (70%)	11,955 (70%)	12,038 (70%)	12,381 (70%)	12,650 (70%)	12,886 (70%)	12,800 (70%)
Male	4,481 (29%)	4,952 (30%)	5,119 (30%)	5,135 (30%)	5,287 (30%)	5,504 (30%)	5,614 (30%)	5,614 (30%)
Unknown	16 (<1%)	1 (<1%)	4 (<1%)	0	0	0	0	0
Total	15,461	16,636	17,078	17,173	17,668	18,154	18,500	18,414

Table 3.10 Number and percent of heads of household by gender and subsidy (2023)

	Public Housing	Tenant-based	Project-based	Total
Female	1,655 (66%)	9,324 (71%)	1,821 (65%)	12,800 (70%)
Male	870 (34%)	3,766 (29%)	978 (35%)	5,614 (30%)
Total	2,525	13,090	2,799	18,414

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

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

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

The options for ethnicity are “Hispanic”, “Non-Hispanic”, or “Decline to Respond.” The latter category is grouped with missing information as the “Unknown” category in Table 3.12. In 2023, 7% of KCHA heads of household identified as Hispanic.

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

	2016	2017	2018	2019	2020	2021	2022	2023
American Indian/Alaska Native	197 (1%)	212 (1%)	214 (1%)	232 (1%)	238 (1%)	251 (1%)	296 (2%)	301 (2%)
Asian	1,207 (8%)	1,265 (8%)	1,294 (8%)	1,348 (8%)	1,478 (8%)	1,505 (8%)	1,522 (8%)	1,504 (8%)
Black/African American	5,613 (36%)	6,142 (37%)	6,410 (38%)	6,460 (38%)	6,671 (38%)	6,901 (38%)	7,062 (38%)	6,983 (38%)
Native Hawaiian/Other Pacific Islander	262 (2%)	280 (2%)	294 (2%)	281 (2%)	297 (2%)	315 (2%)	348 (2%)	366 (2%)
White	7,560 (49%)	8,090 (49%)	8,191 (48%)	8,162 (48%)	8,266 (47%)	8,436 (47%)	8,499 (46%)	8,450 (46%)
Multiple/Other	622 (4%)	645 (4%)	675 (4%)	688 (4%)	714 (4%)	740 (4%)	765 (4%)	799 (4%)
Unknown	0	2 (<1%)	0	2 (<1%)	4 (<1%)	6 (<1%)	8 (<1%)	11 (<1%)
Total	15,461	16,636	17,078	17,173	17,668	18,154	18,500	18,414

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

	2016	2017	2018	2019	2020	2021	2022	2023
Hispanic	923 (6%)	1,020 (6%)	1,066 (6%)	1,083 (6%)	1,116 (6%)	1,159 (6%)	1,205 (7%)	1,253 (7%)
Non-Hispanic	14,537 (94%)	15,610 (94%)	16,012 (94%)	16,090 (94%)	16,552 (94%)	16,995 (94%)	17,293 (93%)	17,161 (93%)
Unknown	1 (<1%)	6 (<1%)	0	0	0	0	2 (<1%)	0
Total	15,461	16,636	17,078	17,173	17,668	18,154	18,500	18,414

Table 3.13 displays the number and percent of heads of household by race and subsidy type in 2023, and Table 3.14 display the number and proportions of heads of household by ethnicity. Place-based subsidies (public housing and project-based vouchers) have higher percentages of White and Asian households and lower percentages of Black/African American households. Project-based vouchers have the highest proportion of heads of households identifying as Hispanic.

Table 3.13 Number and percent of heads of household by race and subsidy type (2023)

	Public Housing	Tenant-based	Project-based	Total
American Indian/Alaska Native	23 (1%)	234 (2%)	44 (2%)	301 (2%)
Asian	475 (19%)	691 (5%)	338 (12%)	1,504 (8%)
Black/African American	547 (22%)	5,681 (43%)	755 (27%)	6,983 (38%)
Native Hawaiian/Other Pacific Islander	26 (1%)	284 (2%)	56 (2%)	366 (2%)
White	1,329 (53%)	5,666 (43%)	1,455 (52%)	8,450 (46%)
Multiple/Other	117 (5%)	532 (4%)	150 (5%)	799 (4%)
Unknown	8 (<1%)	2 (<1%)	1 (<1%)	11 (<1%)
<i>Total</i>	<i>2,525</i>	<i>13,090</i>	<i>2,799</i>	<i>18,414</i>

Table 3.14 Number and percent of heads of household by ethnicity and subsidy (2023)

	Public Housing	Tenant-based	Project-based	Total
Hispanic	172 (7%)	800 (6%)	281 (10%)	1,253 (7%)
Non-Hispanic	2,353 (93%)	12,290 (94%)	2,518 (90%)	17,161 (93%)
<i>Total</i>	<i>2,525</i>	<i>13,090</i>	<i>2,799</i>	<i>18,414</i>

Occasionally, race and ethnicity data fields are combined into a single variable to enable comparisons to outside sources of information. Table 3.15 displays a combination of race and ethnicity for head of household in 2023, where Hispanic is embedded in the race categories. Using this method, if a person selects "Hispanic" they are counted as Hispanic, inclusive of all other races, and if they do not select "Hispanic," they are counted with as their selected race only, non-Hispanic. While we recognize that this method may not represent the full identity of each of our residents, we will maintain this categorization in order to compare our resident populations to external data sources like the U.S. Census.

Table 3.15 Number and percent of heads of household by combined race/ethnicity category (2023)

	N	%
Hispanic (inclusive of all other races)	1,253	7%
American Indian/Alaska Native only, non-Hispanic	274	1%
Asian only, non-Hispanic	1,497	8%
Black/African American only, non-Hispanic	6,888	37%
Native Hawaiian/Other Pacific Islander only, non-Hispanic	308	2%
White only, non-Hispanic	7,495	41%
Multiple/Other, non-Hispanic	693	4%
Unknown	6	<1%
<i>Total</i>	<i>18,414</i>	<i>100%</i>

“Multiple” races were indicated by 784 residents in 2023. Table 3.16 shows a breakout of heads of household included in the “multiple” race category. White and Black/African American are the options most frequently combined with other races within this category. People may have selected more than two choices, meaning that these options are not mutually exclusive and reflect all options selected by residents.

Table 3.16 Number and percent of heads of household “multiple” race category detail (2023)

	N	%
White	559	71%
Black/African American	496	63%
American Indian/Alaska Native	256	33%
Asian	228	29%
Native Hawaiian/Other Pacific Islander	139	18%
Hispanic	100	13%
Other	30	4%
<i>All identifying multiple races</i>	<i>784</i>	<i>100%</i>

Language. Table 3.17 displays the number and percent of households by primary language spoken by the head of household. Over the years, as data quality has improved, the number categorized as “unknown” has decreased. In 2023, 28% of KCHA heads of household spoke a primary language other than English, with the top ten most common languages spoken also including Somali, Russian, Spanish, Vietnamese, Ukrainian, Arabic, Korean, Farsi, and Amharic.

Table 3.17 Number and percent of heads of household primary language by year*

	2018	2019	2020	2021	2022	2023
English	9,995 (59%)	10,549 (61%)	11,635 (66%)	12,480 (69%)	13,093 (71%)	13,216 (72%)
Somali	904 (5%)	931 (5%)	989 (6%)	1,004 (6%)	1,011 (5%)	991 (5%)
Russian	717 (4%)	710 (4%)	735 (4%)	754 (4%)	720 (4%)	675 (4%)
Spanish	312 (2%)	339 (2%)	365 (2%)	382 (2%)	393 (2%)	397 (2%)
Vietnamese	300 (2%)	329 (2%)	374 (2%)	400 (2%)	402 (2%)	384 (2%)
Ukrainian	323 (2%)	340 (2%)	351 (2%)	366 (2%)	352 (2%)	344 (2%)
Arabic	208 (1%)	227 (1%)	252 (1%)	269 (1%)	286 (2%)	303 (2%)
Korean	149 (1%)	160 (1%)	174 (1%)	185 (1%)	188 (1%)	185 (1%)
Farsi	124 (0.7%)	138 (0.8%)	154 (0.9%)	164 (0.9%)	173 (0.9%)	170 (0.9%)
Amharic	109 (0.6%)	110 (0.6%)	115 (0.7%)	128 (0.7%)	143 (0.8%)	147 (0.8%)
Tigrinya	68 (0.4%)	67 (0.4%)	71 (0.4%)	79 (0.4%)	87 (0.5%)	88 (0.5%)
Cambodian	70 (0.4%)	73 (0.4%)	84 (0.5%)	85 (0.5%)	84 (0.5%)	84 (0.5%)
Chinese	53 (0.3%)	56 (0.3%)	60 (0.3%)	64 (0.4%)	61 (0.3%)	66 (0.4%)
Chinese, Mandarin	30 (0.2%)	29 (0.2%)	34 (0.2%)	41 (0.2%)	45 (0.2%)	50 (0.3%)
Oromo	25 (0.1%)	28 (0.2%)	32 (0.2%)	30 (0.2%)	37 (0.2%)	39 (0.2%)
Bosnian	36 (0.2%)	36 (0.2%)	36 (0.2%)	35 (0.2%)	35 (0.2%)	34 (0.2%)
Laotian	26 (0.2%)	27 (0.2%)	36 (0.2%)	35 (0.2%)	36 (0.2%)	33 (0.2%)
Pashto	10 (<0.1%)	15 (<0.1%)	23 (0.1%)	22 (0.1%)	24 (0.1%)	30 (0.2%)
Chinese, Yue (Cantonese)	12 (<0.1%)	10 (<0.1%)	16 (<0.1%)	19 (0.1%)	22 (0.1%)	29 (0.2%)
Persian	19 (0.1%)	22 (0.1%)	23 (0.1%)	23 (0.1%)	27 (0.1%)	27 (0.1%)
Samoan	29 (0.2%)	24 (0.1%)	23 (0.1%)	21 (0.1%)	26 (0.1%)	25 (0.1%)
American Sign Language	14 (<0.1%)	15 (<0.1%)	17 (<0.1%)	20 (0.1%)	20 (0.1%)	25 (0.1%)
Romanian	25 (0.1%)	27 (0.2%)	30 (0.2%)	30 (0.2%)	26 (0.1%)	24 (0.1%)
Marshallese	12 (<0.1%)	11 (<0.1%)	12 (<0.1%)	13 (<0.1%)	18 (0.1%)	23 (0.1%)
Swahili	12 (<0.1%)	11 (<0.1%)	12 (<0.1%)	13 (<0.1%)	18 (0.1%)	22 (0.1%)
Kurdish	17 (0.1%)	16 (<0.1%)	20 (0.1%)	22 (0.1%)	23 (0.1%)	20 (0.1%)
Hmong	1 (<0.1%)	1 (<0.1%)	16 (<0.1%)	17 (<0.1%)	19 (0.1%)	20 (0.1%)
French	14 (<0.1%)	13 (<0.1%)	12 (<0.1%)	15 (<0.1%)	17 (<0.1%)	20 (0.1%)
Tagalog	21 (0.1%)	22 (0.1%)	23 (0.1%)	24 (0.1%)	21 (0.1%)	19 (0.1%)
Armenian	6 (<0.1%)	7 (<0.1%)	13 (<0.1%)	14 (<0.1%)	13 (<0.1%)	15 (<0.1%)
Urdu	8 (<0.1%)	8 (<0.1%)	11 (<0.1%)	11 (<0.1%)	12 (<0.1%)	13 (<0.1%)
Burmese	15 (<0.1%)	14 (<0.1%)	14 (<0.1%)	14 (<0.1%)	11 (<0.1%)	10 (<0.1%)
Punjabi	13 (<0.1%)	16 (<0.1%)	14 (<0.1%)	14 (<0.1%)	12 (<0.1%)	9 (<0.1%)
All other languages	123 (1%)	138 (1%)	153 (1%)	168 (1%)	173 (1%)	178 (1%)
Unknown	3,278 (19%)	2,654 (15%)	1,739 (10%)	1,193 (7%)	944 (5%)	699 (4%)
Total	17,078	17,173	17,668	18,154	18,500	18,414

* Reliable information on primary language for head of household not available for 2016 and 2017.

Income. Table 3.18 displays income estimates for the most recent certification for KCHA households as of the end of each year. Median income for KCHA households in 2023 was \$14,461. This includes all forms of income (e.g., wages as well as monetary benefits, such as

Social Security and unemployment insurance, that are considered income by HUD). Income has increased fairly steadily over time with the exception of the COVID-19 pandemic period. Inflation increases the cost of living and reduces the power of each dollar. For example, basic necessities such as groceries and gas rose by 10% in cost from 2021 to 2023.⁸ Table 3.19 displays inflation-adjusted⁹ income estimates, showing that KCHA residents' household incomes have declined in real terms since 2016.

Table 3.18 Annual household income statistics by year

	2016	2017	2018	2019	2020	2021	2022	2023
N	15,461	16,634	16,611	17,018	17,317	17,971	18,500	18,414
mean	\$15,691	\$15,918	\$17,376	\$18,333	\$18,015	\$18,559	\$19,611	\$21,341
median	\$11,858	\$11,976	\$12,780	\$13,124	\$12,924	\$12,843	\$13,266	\$14,491
1st quartile	\$8,796	\$8,820	\$9,000	\$9,252	\$9,396	\$9,528	\$10,080	\$10,968
3rd quartile	\$19,607	\$20,261	\$22,236	\$23,424	\$22,368	\$23,151	\$24,890	\$27,429

Table 3.19 Annual household income by year, inflation-adjusted to 2023 dollars

	2016	2017	2018	2019	2020	2021	2022	2023
N	15,461	16,634	16,611	17,018	17,317	17,971	18,500	18,414
mean	\$19,936	\$19,807	\$21,215	\$21,884	\$21,215	\$20,419	\$20,268	\$21,341
median	\$15,066	\$14,902	\$15,604	\$15,666	\$15,220	\$14,130	\$13,710	\$14,491
1st quartile	\$11,176	\$10,975	\$10,989	\$11,044	\$10,896	\$10,482	\$10,418	\$10,968
3rd quartile	\$24,911	\$25,210	\$27,149	\$27,961	\$26,342	\$25,471	\$25,724	\$27,429

As shown in Table 3.20, in 2023, about half (51%) of KCHA households included at least one member that was “work-able”—i.e., between the ages of 18 and 61 years old without a disability. Sixty-four percent of work-able households had income from earnings instead of or in addition to income from public assistance or other sources. The median household income was greater for work-households than it was for the resident population as a whole (\$37,874, as compared to \$14,491 in 2023).

As shown in Table 3.21, public housing has the lowest proportion of households with work-able members (29%), likely due to public housing’s higher proportion of elderly households. As noted in Table 3.22, households entering in 2023 were less likely to include work-able members than households overall, and of those that did have work-able members, fewer had income from earnings.

⁸ Consumer Price Index for All Urban Consumers (CPI-U): U. S. city average, by expenditure category (<https://www.bls.gov/news.release/cpi.t01.htm>)

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

Table 3.20 Number and percent of households by work-able and earnings status, and income statistics by year

	2016	2017	2018	2019	2020	2021	2022	2023
Number of households	15,461	16,636	17,078	17,173	17,668	18,154	18,500	18,414
Households with work-able member(s)	8,615 (56%)	8,920 (54%)	9,112 (53%)	9,049 (53%)	9,188 (52%)	9,290 (51%)	9,481 (51%)	9,321 (51%)
Number with income from earnings	4,657 (54%)	4,914 (55%)	5,089 (56%)	5,151 (57%)	4,388 (48%)	4,284 (46%)	4,770 (50%)	5,059 (54%)
Median household income	\$24,000	\$25,371	\$28,200	\$29,952	\$31,849	\$34,102	\$35,922	\$37,874
Median income from wages	\$20,852	\$22,380	\$24,960	\$27,273	\$28,273	\$30,122	\$32,591	\$34,320
Median household income (inflation-adjusted)	\$30,493	\$31,569	\$34,431	\$35,753	\$37,506	\$35,041	\$37,126	\$37,874
Median income from wages (inflation-adjusted)	\$26,493	\$27,847	\$30,475	\$32,555	\$33,296	\$33,141	\$33,683	\$34,320

Table 3.21 Number and percent of households by work-able and earnings status, and income statistics by subsidy (2023)

	Public Housing	Tenant-based	Project-based	Total
Number of households	2,525	13,090	2,799	18,414
Households with work-able member(s)	737 (29%)	6,957 (53%)	1,627 (58%)	9,321 (51%)
Number with income from earnings	445 (60%)	3,741 (54%)	873 (54%)	5,059 (54%)
Median household income	\$36,923	\$38,563	\$34,474	\$37,874
Median income from wages	\$34,194	\$34,994	\$31,677	\$34,320

Table 3.22 Number and percent of households by work-able and earnings status, and income statistics (all households and new) (2023)

	All households	Households entering in 2023
Number of households	18,414	1,186
Households with work-able member(s)	9,321 (51%)	487 (41%)
Number with income from earnings	5,059 (54%)	191 (39%)
Median household income	\$37,874	\$ 30,708
Median income from wages	\$34,320	\$ 27,424

Chapter 4 ENTRIES, EXITS, AND TENURE

This chapter examines entry and exit trends, reasons for exits, and lengths of stay for KCHA residents receiving federal subsidies.

Tables 4.1 and 4.2 summarize KCHA’s entry and exit statistics. In 2023, about half of new entries received tenant-based vouchers. Most residents are “year-long” – that is, they enter before the year began and receive their housing subsidies through the calendar year.

An estimated 759 households entered housing assistance from homelessness in 2023.¹⁰ This number is down from 1,108 households in the prior year, when many Special Purpose Vouchers were authorized to KCHA from HUD, due in part to the COVID-19 pandemic. Still, an estimated 64% of all new households entered from homelessness in 2023, a percentage that has increased substantially since 2016. Among entries from homelessness in 2023, most accessed a tenant- or project-based voucher (52% and 46%, respectively) because those programs offer vouchers specific to populations experiencing or at-risk for homelessness. All but two of 394 tenant-based voucher holder entries from homelessness and all but 24 of 352 project-based voucher holder entries accessed a voucher that was designed for or otherwise targeted this population (e.g., included homelessness or risk of homelessness as an eligibility criterion).

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

	2016	2017	2018	2019	2020	2021	2022	2023
Entering**	1,034 (8%)	1,452 (11%)	1,053 (8%)	1,031 (8%)	1,257 (9%)	845 (6%)	1,779 (12%)	1,164 (7%)
Entering and exiting the same year	35 (<1%)	47 (<1%)	45 (<1%)	38 (<1%)	28 (<1%)	41 (<1%)	33 (<1%)	22 (<1%)
Exiting	790 (6%)	702 (5%)	730 (6%)	817 (6%)	556 (4%)	710 (5%)	766 (5%)	829 (5%)
Year-long	10,456 (85%)	10,640 (83%)	11,376 (86%)	11,382 (86%)	11,943 (87%)	12,512 (89%)	12,616 (83%)	14,019 (87%)
Total	12,315	12,841	13,204	13,268	13,784	14,108	15,194	16,034
Experienced homelessness prior to entry (estimate)***	514 (48%)	670 (45%)	491 (45%)	528 (49%)	573 (45%)	546 (62%)	1,108 (61%)	759 (64%)

*Excludes port-ins and port-outs

**Includes households absorbed from port-in status and households who returned to after a prior exit.

***Experiencing homelessness among all entering households, including entering and exiting the same year.

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

Table 4.2 Number and percent of households entering and exiting by subsidy (2023)*

	Public Housing	Tenant-based	Project-based	Total
Entering**	123 (5%)	612 (6%)	429 (15%)	1,164 (7%)
Entering and exiting the same year	3 (<1%)	5 (<1%)	14 (1%)	22 (<1%)
Exiting	127 (5%)	513 (5%)	189 (7%)	829 (5%)
Year-long	2,272 (90%)	9,580 (89%)	2,167 (77%)	14,019 (87%)
<i>Total</i>	<i>2,525</i>	<i>10,710</i>	<i>2,799</i>	<i>16,034</i>
Experienced homelessness prior to entry (estimate) ²	13 (10%)	394 (64%)	352 (79%)	759 (64%)

*Excludes port-ins and port-outs

**Includes households absorbed from port-in status and any households who returned after a prior exit.

***Experiencing homelessness among all entering households, including entering and exiting the same year.

Exit reasons. KCHA collects data on the reasons why households stop receiving housing assistance, or “exit,” and categorizes exit reasons as positive, negative, neutral, or related to aging/health. For example, if a head of household no longer needs housing assistance because they purchased their own home, the exit reason is classified as positive. If a resident abandons a unit or has a lease violation, the exit reason is classified as negative. Exits that are not clearly positive or negative are coded “neutral,” for example, if a head of household indicates they are moving in with family or friends and we do not know if that is due to preference or financial circumstances. We categorize “aging/health” related reasons separately.

Table 4.3 through 4.6 display counts and percentages of exits by year and type, subsidy and type in 2023, household type and exit type in 2023, and specific reason in 2023. Data quality improvements have reduced the number of “unknown” reasons. Among 851 exits in 2023, “Aging and health-related” exits, followed by “Neutral” exits were the most common types. Shares of exit types differed by subsidy type with the public housing experiencing the highest percentage of aging/health-related exits, tenant-based voucher holders experiencing the highest percentage of negative exits, and project-based voucher holders experiencing the highest percentage of positive exits.

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

	2016	2017	2018	2019	2020	2021	2022	2023
Positive	119 (14%)	109 (15%)	136 (18%)	133 (16%)	121 (21%)	129 (17%)	124 (16%)	115 (14%)
Negative	243 (29%)	215 (29%)	231 (30%)	205 (24%)	101 (17%)	146 (20%)	183 (23%)	251 (29%)
Neutral	131 (16%)	182 (24%)	197 (25%)	185 (22%)	159 (27%)	163 (22%)	261 (33%)	184 (22%)
Aging/Health-related	123 (15%)	161 (21%)	182 (23%)	189 (22%)	185 (32%)	280 (38%)	192 (24%)	276 (32%)
Unknown	209 (25%)	82 (11%)	29 (4%)	143 (17%)	18 (3%)	23 (3%)	36 (5%)	25 (3%)
Total	825	749	775	855	584	741	796	851

*Excludes port-ins and port-outs.

Table 4.4 Number and percent of households exiting from housing assistance by type of exit and subsidy (2023)*

	Public Housing	Tenant-based	Project-based	Total
Positive	12 (9%)	67 (13%)	36 (18%)	115 (14%)
Negative	8 (6%)	199 (38%)	44 (22%)	251 (29%)
Neutral	50 (38%)	62 (12%)	72 (35%)	184 (22%)
Aging/Health-related	58 (45%)	173 (33%)	45 (22%)	276 (32%)
Unknown	2 (2%)	17 (3%)	6 (3%)	25 (3%)
Total	130	518	203	851

*Excludes port-ins and port-outs.

Table 4.5 Number and percent of exits by exit type by household type (2023)*

	Elderly	Member with a disability	Work-able with children	Work-able without children	Total
Positive	18 (5%)	28 (12%)	44 (24%)	25 (25%)	115 (14%)
Negative	48 (14%)	80 (35%)	69 (38%)	54 (53%)	251 (29%)
Neutral	75 (22%)	38 (17%)	60 (33%)	11 (11%)	184 (22%)
Aging/Health-related	195 (57%)	73 (32%)	2 (1%)	6 (6%)	276 (32%)
Unknown	5 (1%)	7 (3%)	7 (4%)	6 (6%)	25 (3%)
Total	341	226	182	102	851

*Excludes port-ins and port-outs.

Table 4.6 Number of exits by specific reason and by exit type (2023)

	N	% of Sub-total	% of total
Positive			
Homeownership	20	17%	2%
Moved to Non-Subsidized Rental	48	42%	6%
S8 Over Income	47	41%	6%
Sub-total	115	100%	14%
Negative			
Subsidy in Jeopardy Client Choice	7	3%	<1%
S8 Landlord Eviction	18	7%	2%
Paperwork Violation	74	29%	9%
Inspection/Damages	19	8%	2%
Criminal Activity	5	2%	<1%
Unauthorized Live In	1	0%	<1%
Client Location Unknown/Abandoned Unit	65	26%	8%
Absence – Incarceration	3	1%	<1%
Non Payment of Rent	4	2%	<1%
S8 Voucher Expired	48	19%	6%
S8 Voucher Expired - Ported Out	5	2%	<1%
Non Payment of Retro Rent	2	1%	<1%
Sub-total	251	100%	29%
Neutral			
S8 Absorption	2	1%	<1%
Transitional Housing Graduate to KCHA Managed Units	4	2%	<1%
Transitional Housing Graduate to Other Subsidized Rental	3	2%	<1%
Transitional Housing Non-Graduate Early Program Exit	7	4%	<1%
Changed Subsidy Program Type	9	5%	1%
Moved in w/Family/Friends	127	69%	15%
S8 Term Limit Program	8	4%	<1%
Moved to Non-KCHA Subsidized Rental	23	12%	3%
PM Move to KCHA Section 8 Voucher	1	1%	<1%
Sub-total	184	100%	22%
Aging/Health			
Needed Housing with Higher Level of Services	36	13%	4%
Deceased	231	84%	27%
Absence Treatment/Hospital	9	3%	1%
Sub-total	276	100%	32%
Unknown			
S8 Port Out Termination	2	8%	<1%
Client would not disclose reason	14	56%	2%
Unknown	9	36%	1%
Sub-total	25	100%	3%

Length of stay. In 2023, the median length of stay was slightly more than 8 years, as presented in Table 4.7.

Table 4.7 Tenure/length of stay (years) statistics (2023)

	Number of households	Median	Mean	25th percentile	75th percentile
All households* (tenure)	16,034	8.1	9.7	3.6	14.5
Exiting households (length of stay)	851	6.6	8.6	2.7	12.7

*Port-ins are excluded as start date is considered the date of porting-in, not of original lease-up in prior jurisdiction.

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

Table 4.8 Length of stay for exiting households (years), by type of exit (2023)

	Number of households	Positive	Negative	Aging/ Health	Neutral	Overall
Median (Years)	851	7.6	4.0	9.5	5.5	6.6

Table 4.9 Median tenure/length of stay (years), by subsidy type (2023)

	Number of households	Public Housing	Tenant-based	Project-based	Overall
All households (tenure)	16,034	9.4	8.2	6.0	8.1
Exiting households (length of stay)	851	10.3	6.8	3.8	6.6

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TO: Board of Commissioners

FROM: Tim Baker, Senior Management Analyst
Support Services Department

DATE: July 24, 2024

RE: **Second Quarter CY 2024 Procurement Report**

The second quarter procurement report includes all activity from April through June 2024 that met one the following criteria:

- New contracts with values of \$100,000 or greater.
- Change orders that resulted in revised contract values in excess of 110% of either the original value or the not-to-exceed contract amount.
- Contracts with extensions or other foreseen changes.

It is a best practice to keep KCHA's governing body informed of all significant procurement activity.

Awarded Contracts Over \$100,000:

KCHA entered into 30 new contracts with an aggregated value of about 17.3 million dollars. These 30 contracts accounted for 97% of the contracts executed in the quarter.

The largest construction contract was \$1,782,096 awarded to Resicon for the BLVD apartments heat pump upgrades project managed by the Weatherization department.

The largest non-construction contract was \$2,100,000 awarded to Long Building Technologies for agency-wide security integration services to be managed by the Property Management Department.

Contract Change Orders

KCHA's internal procedures require heightened oversight and review once a contract has incurred change orders valued at more than 10% of the original contract amount. The change order section was divided between change orders issued in response to unforeseen field conditions or expanded project scopes, and change orders which were foreseen at the time the initial contract was executed (primarily through contract extensions on multi-year contracts). The not-to-exceed total for the "foreseen" change

order section is the projected total amount of the contract once all the foreseen change orders are completed.

Change Orders Exceeding 10%:

There were 8 condition change orders issued. Two from Asset Management, three from Development, two from HOPE VI and one from Property Management.

Change Orders with Contract Extensions or Other Foreseen Circumstances:

Five were issued, all from Property Management-maintenance, for a variety of task order contracts.

**KING COUNTY HOUSING AUTHORITY
QUARTERLY PROCUREMENT REPORT
April-July 2024 (Second Quarter)**

Awarded Contracts Over \$100,000

Issuing Department	Issuing Entity	Contract type	Contract Awarded to	Estimate/Budget Amount	Initial Contract Amount	NTE with extensions	Procurement Process	# of bids	Notes
Asset Mgmt	KCHA	Woodside East roof replacement (bld D)	WTI	\$121,114	\$129,626	\$129,626	cooperative	n/a	New contractor for KCHA. Used the Cooperative Agreement with KCDA to select contractor.
Asset Mgmt	KCHA	Salish Place bld L roof replacement	WTI	\$134,387	\$131,886	\$131,886	cooperative	n/a	New contractor for KCHA. Used the Cooperative Agreement with KCDA to select contractor.
Asset Mgmt	KCHA	Friendly Village clubhouse roof replacement	WTI	\$164,096	\$134,117	\$134,117	cooperative	n/a	New contractor for KCHA. Used the Cooperative Agreement with KCDA to select contractor.
Asset Mgmt	KCHA	Hampton Greens roof replacement	WTI	\$146,167	\$154,718	\$154,718	cooperative	n/a	New contractor for KCHA. Used the Cooperative Agreement with KCDA to select contractor.
Asset Mgmt	KCHA	Landmark roof replacement (bld 41)	WTI	\$196,668	\$167,463	\$167,463	cooperative	n/a	New contractor for KCHA. Used the Cooperative Agreement with KCDA to select contractor.
Asset Mgmt	KCHA	Woodridge Park roof replacement	WTI	\$183,339	\$183,071	\$183,071	cooperative	n/a	New contractor for KCHA. Used the Cooperative Agreement with KCDA to select contractor.
Asset Mgmt	KCHA	Woodside East roof replacement (bld C)	WTI	\$174,902	\$187,347	\$187,347	cooperative	n/a	New contractor for KCHA. Used the Cooperative Agreement with KCDA to select contractor.
Asset Mgmt	KCHA	Ballinger Commons roof replacement	WTI	\$188,407	\$198,622	\$198,622	cooperative	n/a	New contractor for KCHA. Used the Cooperative Agreement with KCDA to select contractor.
Asset Mgmt	KCHA	Laurelwood Gardens roof replacement	WTI	\$292,753	\$321,050	\$321,050	cooperative	n/a	New contractor for KCHA. Used the Cooperative Agreement with KCDA to select contractor.
Asset Mgmt	KCHA	Pinewood Village window & door replacement	Green Built NW	\$348,700	\$327,000	\$327,000	sealed bid	3	Contractor has done prior work successfully for KCHA. Minority owned company.
Asset Mgmt	KCHA	Landmark roof replacement (bld 40)	WTI	\$323,652	\$348,693	\$348,693	cooperative	n/a	New contractor for KCHA. Used the Cooperative Agreement with KCDA to select contractor.
Asset Mgmt	KCHA	Woodside East roof replacement (bld A)	WTI	\$362,822	\$371,229	\$371,229	cooperative	n/a	New contractor for KCHA. Used the Cooperative Agreement with KCDA to select contractor.
Asset Mgmt	KCHA	Woodside East roof replacement (bld B)	WTI	\$513,935	\$473,106	\$473,106	cooperative	n/a	New contractor for KCHA. Used the Cooperative Agreement with KCDA to select contractor.
Asset Mgmt	KCHA	Carriage House (bld D) exterior renovations	Allied Roofing Installers	\$373,861	\$500,000	\$500,000	sealed bid	1	Contractor has done prior work successfully for KCHA. Minority owned company.
Asset Mgmt	KCHA	Asphalt replacement, multiple locations	Pony Up Parking	\$1,200,000	\$1,098,621	\$1,098,621	sealed bid	7	New contractor for KCHA. Woman owned business.
Capital Construction	KCHA	600 building electrical upgrades	Brink	\$330,081	\$305,566	\$305,566	sealed bid	2	Contractor has performed successfully on many KCHA projects.
Capital Construction	KCHA	Park Royal site drainage	Accord	\$355,573	\$307,648	\$307,648	sealed bid	2	Contractor has performed successfully on many KCHA projects.
Capital Construction	KCHA	Plaza 17 boiler system upgrades	Apex	\$373,787	\$368,000	\$368,000	sealed bid	2	Contractor has done prior work successfully for KCHA.
Capital Construction	KCHA	Munro Manor roof replacement	Olympic	\$641,242	\$621,000	\$621,000	sealed bid	3	Contractor has done prior work successfully for KCHA.
Capital Construction	KCHA	Vantage Point elevator replacement	16D	\$608,236	\$658,018	\$658,018	sealed bid	1	Contractor has done prior work successfully for KCHA.
Capital Construction	KCHA	Burndale office renovations	American West	\$1,293,382	\$934,532	\$934,532	sealed bid	5	Contractor has performed successfully on many KCHA projects.
Capital Construction	KCHA	geotechnical services	GeoDesign	\$1,000,000	\$1,000,000	\$1,000,000	RFQ	4	Firm has done prior work successfully for KCHA.
Homeless Housing	KCHA	sponsor based supportive housing	Sound	\$500,000	\$502,332	\$502,332	sole source	n/a	Firm has successfully worked in this program for 17 years.
Housing Mgmt-maint	KCHA	flooring services, common areas	345 Const.	\$317,000	\$317,033	\$1,751,808	RFP	2	Contractor has performed successfully on many KCHA projects.
Housing Mgmt-maint	KCHA	flooring services, residential units	Great Floors	\$1,470,258	\$1,470,258	\$8,124,105	RFP	2	Contractor has performed successfully on many KCHA projects.
Prop Mgmt	KCHA	security integration services	Long Building Tech.	\$500,000	\$2,100,000	\$10,500,000	RFP	3	New firm for KCHA.
Weatherization	KCHA	Illahee mechanical & electrical upgrades	Resicon	\$192,965	\$224,941	\$224,941	sealed bid	2	Contractor has performed successfully on many KCHA projects. Woman owned company.
Weatherization	KCHA	The BLVD ventilation upgrades	Resicon	\$559,971	\$731,094	\$731,094	sealed bid	1	Contractor has performed successfully on many KCHA projects. Woman owned company.
Weatherization	KCHA	Marina Club mechanical & electrical upgrades	Airganic	\$817,210	\$1,319,835	\$1,319,835	sealed bid	2	New contractor for KCHA.
Weatherization	KCHA	The BLVD heat pump upgrades	Resicon	\$1,101,426	\$1,782,096	\$1,782,096	sealed bid	1	Contractor has performed successfully on many KCHA projects. Woman owned company.
Total				\$14,785,934	\$17,368,902	\$33,857,524			

Contracts exceeding 10% cumulative change order-Condition Changes

Issuing Department	Issuing Entity	Contract type	Contract awarded to	Initial Contract Amount/NTE*	Prior Change Orders	Change Orders this Quarter	# of Change Orders this Quarter	Total Contract Value to Date	% of NTE*	Notes (Current Quarter Change Orders)
Asset Management	KCHA	Carriage House siding	Allied Roofing	\$339,000	\$32,626	\$32,920	2	\$404,546	19%	Additional window framing needed due to dry rot, water intrusion.
Asset Management	KCHA	Cascadian exterior renovations design	SMR	\$74,380	\$11,500	\$18,966	1	\$104,846	41%	Redesigns needed due to fire codes, windows and decks.
Development	KCHA	Skywav resource center	Schemata	\$415,030	\$48,340	\$14,800	1	\$478,170	15%	Additional design work needed for sewer lines.
Development	Kirkland Heights LLLP	Kirkland Heights A&E services, phase 4	SMR	\$634,830	\$243,434	\$18,150	1	\$896,414	41%	Additional construction administration work requested by subconsultant.
Development	Kirkland Heights LLLP	Kirkland Heights A&E services, phase 3	SMR	\$1,067,729	\$366,198	\$93,158	1	\$1,527,085	43%	Additional design work needed for solar panel installation.
HOPE VI	KCHA	design services	GGLO	\$60,000	\$0	\$35,000	1	\$95,000	58%	Design updates to the master and maintenance plans.
HOPE VI	KCHA	land use & real estate legal services	Van Ness Feldman	\$250,000	\$0	\$250,000	1	\$500,000	100%	Ongoing legal services needed to complete the Greenbridge land sales.
Housing Mgmt-maint	KCHA	flooring services	345 Construction	\$500,000	\$254,162	\$37,368	1	\$791,530	58%	Funds needed to pay for additional services requested by staff.
Total				\$3,340,969	\$956,260	\$500,362	9	\$4,797,591		

Contracts with contract extensions or other foreseen change orders

Issuing Department	Issuing entity	Contract type	Contract awarded to	NTE*	Prior Contract Value	Contract Extensions this Quarter	# of Contract Extensions this Quarter	Current Contract Value	% of NTE*	Notes (Current Quarter Change Orders)
Housing Mgmt-maint	KCHA	elevator services	Eltec	\$1,000,000	\$450,000	\$69,083	1	\$519,083	52%	One year extension to the contract.
Housing Mgmt-maint	KCHA	plumbing services	Holaday-Parks	\$1,000,000	\$475,000	\$424,562	1	\$899,562	90%	Two year extension to the contract.
Housing Mgmt-maint	KCHA	landscaping services	Evergreen	\$693,239	\$345,600	\$347,639	1	\$693,239	100%	Two year extension to the contract.
Housing Mgmt-maint	KCHA	roofing services	Axiom	\$1,000,000	\$185,000	\$242,540	1	\$427,540	43%	Two year extension to the contract.
Housing Mgmt-maint	KCHA	pest control services	Stop Bugging Me	\$480,188	\$365,125	\$115,063	1	\$480,188	100%	Last extension to the contract. Pest control costs exceeded projections.
Total				\$4,173,427	\$1,820,725	\$1,198,887	5	\$3,019,612		

*NTE = Not To Exceed