



Introduction to KCHA

Issaquah & Sammamish Nourishing Network

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Further information:

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KCHA Agency Overview



Established in 1939 as an independent municipal corporation



Governed by a five-member Board of Commissioners, including one resident

→ *Resident Advisory Council (RAC)*



Receives funding from Federal Department of Housing & Urban Development (HUD) and rental revenue from tenants



Moving to Work (MTW) Housing Authority

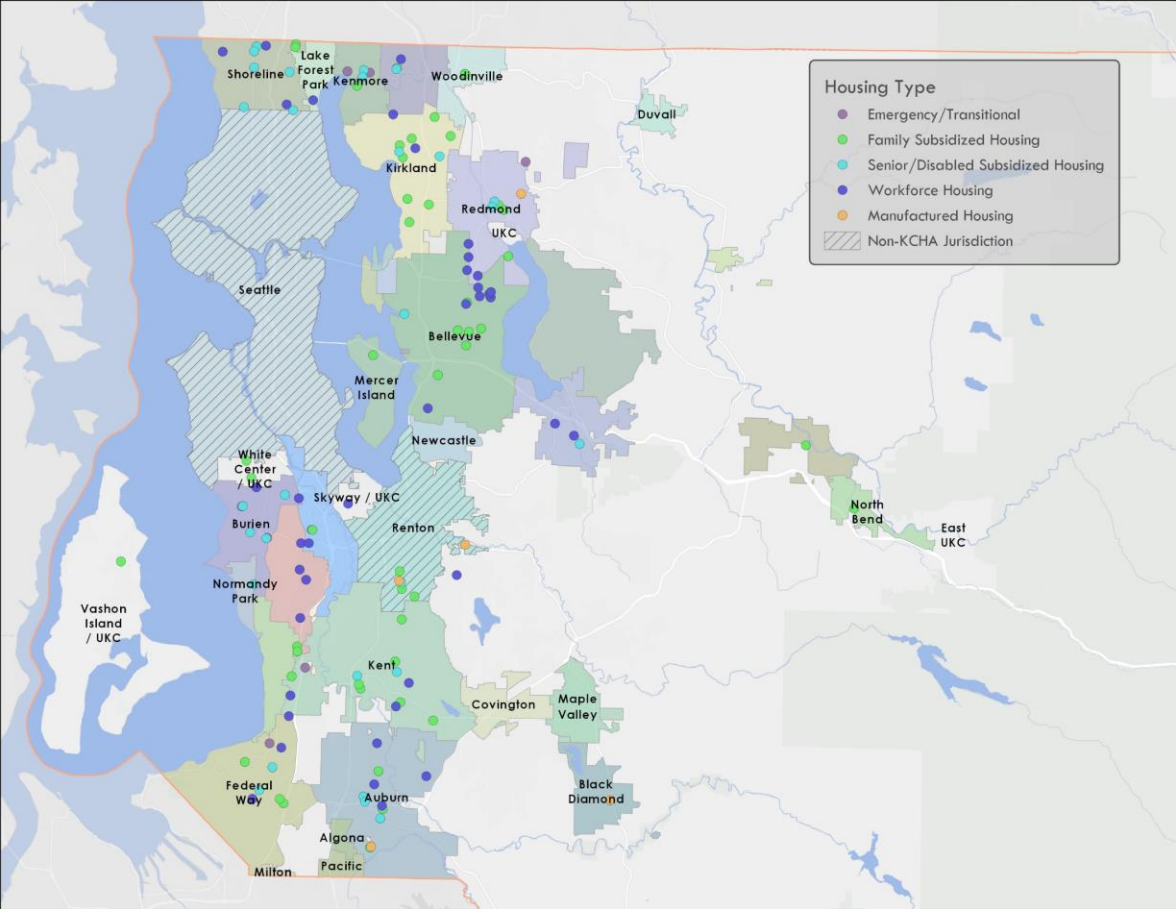
KCHA Jurisdiction & Impact

23,500

Households served each day through affordable housing programs

12,481

KCHA-Owned Affordable Homes



Types of (Affordable) Housing

Market Rate Housing

Admission Requirements

None. Landlords may require income sufficient to pay rent.

Rents

Set by landlord, based on market trends

Includes

- Privately owned rental units
- Unsubsidized rentals

Income Restricted Housing

Admission Requirements

Household incomes must be lower than a certain area median income (AMI) percentage

Rents

Based on regional AMI percentage

Includes

- Tax credit housing
- Multi-family tax exemption units
- Inclusionary or incentive zoned units
- Other non-profit or publically-owned housing that received local capital subsidies

Federally Subsidized Housing

Admission Requirements

Household incomes must be lower than a certain AMI percentage

Rents

Set based on a percentage of household income

Includes

- Subsidized Housing (Public Housing)
- Project-based Vouchers at a non-profit or other site
- Tenant-based Housing Choice Voucher (Section 8)
→ Includes Portable Housing Choice Vouchers

Subsidized Housing

Homes + Vouchers

16,300

Subsidy

Low-Income Public
Housing & Housing
Choice Voucher
Programs

Incomes served

86% of households
have incomes less than
30% of AMI

Overview

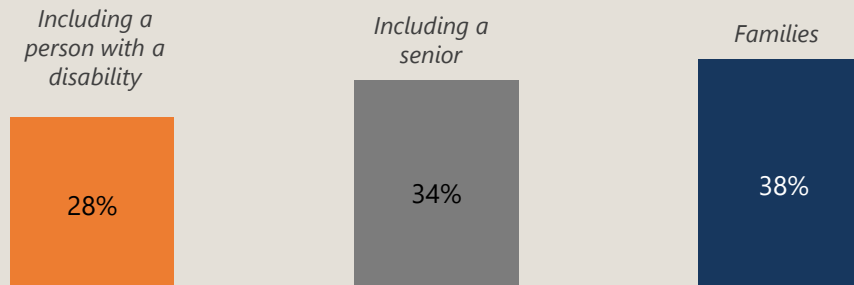


KCHA's subsidized housing programs serve over 16,000 households. This includes KCHA's Low-Income Subsidized Housing Program and the Tenant-Based Housing Choice Voucher Program, formerly Section 8.



Households participating in these programs pay approximately 28% of their income on rent and utilities

Family Characteristics



Statistics as of March 1, 2022.

Subsidized Housing

Homes + Vouchers
16,300

Subsidy
*Low-Income Public
Housing & Housing
Choice Voucher
Programs*

Incomes served
*86% of households
have incomes less than
30% of AMI*



Tenant-Based Housing Choice Vouchers

Tenant-based Section 8 vouchers help approximately 11,400 households with low incomes rent homes on the private market. With a voucher, tenants pay at least 28% of their household income for rent and utilities and KCHA pays the difference between the tenant's portion of the total rent.



Subsidized Housing (Low Income Public Housing)

Subsidize Housing is managed by KCHA, and tenants usually pay no more than 28 percent of their adjusted monthly income on rent and utilities.



Project-Based Housing Choice Vouchers

Project-Based Housing Choice Vouchers are linked to a specific unit, typically at a non-profit or housing authority-owned property.



Birch Creek, Kent

16

youth and community centers





YWCA Family Village, Issaquah



Supporting Non-Profit Development Pipeline

Workforce Housing

Homes

7,910

Financing

*Tax exempt bonds or
low-income housing
tax credit-financed
units*

Incomes served

*Serves 30% - 80% AMI
Households*



Preserving the existing supply of *naturally occurring affordable housing* through targeted acquisitions



Utilizing Low-Income Housing Tax Credits to complete *acquisition-rehabilitation* projects



Preserving low-income affordable homeownership at *five manufactured housing communities* serving families and seniors



Gilman Square, Issaquah



Pinewood Village, Bellevue



Friendly Village, Redmond

2023 Moving to Work Plan Goals

- Support resident **health**, stability, and well-being
- Adapt operations, policies, and procedures to **support residents and staff** through the **COVID-19 pandemic** wind down phase
- Advance **racial equity** and **social justice** in the communities we serve.
- **Increase** the number of extremely low-income households we serve.
- Leverage partnerships to **address** the multi -faceted needs of the **individuals and families experiencing homelessness** in our region.
- Deepen partnerships with local school districts to improve **educational** outcomes
- Invest in the elimination of **accrued capital repair** and system needs
- Increase **geographic choice**