

Appendix D

Public Housing Authorities Located In the Consortium

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A. King County Housing Authority

The King County Housing Authority (KCHA) is the largest housing authority in the Consortium. KCHA continue to be a “high performing” housing authority, receiving outstanding and excellent scores for its operation of public and subsidized housing programs.

Due to KCHA’s high performance, it has been selected to be a part of the “Making Transition Work” Demonstration Program (“MTW”), a designation given to less than the top one percent of housing authorities nation-wide. This designation allows for flexibility in the development of local program policies that will better meet the needs of the community and the housing authority. The implementation of the MTW demonstration program is in process in 2004.

➤ Overview

- KCHA delivers affordable housing and related supportive services such as education, economic development, and social services to nearly 40,000 residents.
- KCHA’s approach is to put independence and self-sufficiency as a cornerstone of program delivery – a majority of KCHA’s non-disabled, non-elderly households reach financial self-sufficiency with six (6) years.
- KCHA oversees more than **14,000** units of housing and added nearly **800** units to the housing stock in 2003.
- **6,300** of the above are Section 8 voucher units; **3,300** are federally-assisted public housing units; **5,100** are tax credit and/or tax-exempt bond-funded affordable workforce housing units.
- KCHA owns **3** mobile/manufactured home (ownership housing) properties in order to preserve the properties as quality, affordable mobile/manufactured home parks.
- KCHA provides **200** units of emergency, transitional and permanent housing for homeless households and persons with special needs.
- KCHA provides weatherization services to private, low-income homeowners, mobile home owners and landlords who rent to income qualified tenants in King County, and provides broader home repair services under contract with King County.

➤ KCHA Strategies to Improve Management and Operations

The King County Housing Authority is in the process of exploring and/or implementing a number of strategies to improve its operations and its services to its clients and the environments where they live. The Authority is using its flexibility under the Making Transition Work Demonstration Program (MTW) to become more

effective in all aspects of the housing authority's mission. The key strategies being explored/implemented include the following:

- **Redevelopment of Park Lake Homes I** into a mixed-income neighborhood, integrating it into the broader community, and replacing all existing housing units. All units that are replaced off site will be in communities with lower poverty rates, high-performing schools, and better economic opportunities.
- **Revitalization of Distressed Communities, including White Center.** In conjunction with the Park Lake Homes redevelopment effort, KCHA is actively pursuing revitalization of the broader community by acquiring and improving other properties in the area.
- **Transitioning to an Asset Management Approach.** KCHA has implemented organizational changes in preparation for a more comprehensive transition to an asset management approach to or property-based management of public housing. During the course of the next few years, KCHA will strengthen its management and operations by implementing management practices and accounting systems designed to focus on the performance (and improvement of performance) of each public housing development.
- **Increased housing and support services resources for disabled populations.** KCHA will continue to pursue additional housing resources for disabled households through the Section 8 Program. Currently, the Authority works in partnership with a consortium of service systems to administer almost 1,500 Section 8 vouchers by combining access to housing subsidies with appropriate support services for people with disabilities.
- **Designated housing units for the elderly and near elderly.** KCHA has adopted a designation plan that assigns a percentage of units to elderly and near elderly residents in every public housing building. The strategy complements the opportunities for younger disabled households described above.
- **Maintaining adequate support services for public housing residents.** The Authority partners with a broad range of service providers to serve families and their children, elderly households, and disabled individuals. These services are designed to increase residents' stability and economic self-sufficiency and to strengthen their ability to live independently.
- **Ensuring the long-term physical viability of public housing developments.** KCHA has developed and continues to refine its long-term capital plan to ensure that extremely low-income households in King County will have continued access to quality housing opportunities.
- **Policy initiatives to complement other strategies.** KCHA is systematically reviewing its public housing and Section 8 policies to improve the effectiveness of its housing programs, to increase the housing choices of low-income households, and to assist households in their efforts to become economically self-sufficient.

- **Expanding other housing opportunities.** KCHA continues to acquire properties throughout the county and is partnering with other housing providers to increase the number of affordable permanent and transitional housing opportunities available to low- and moderate-income households. A new Section 8 project-basing program allows the Authority to partner with a number of private and public efforts to create new supportive and other housing opportunities in areas of the county with inadequate affordable housing.

➤ **KCHA Public Housing: Condition and Capital Planning**

1. Condition of Properties

The King County Housing Authority has maintained its public housing stock in excellent condition, evidenced in the Authority's consistent high-performer status under HUD's annual performance evaluation, including 100% scores five years in a row. KCHA's high-performer status earned the Authority's selection for a national demonstration program open only to 30 housing authorities around the country. Some of the Authority's developments are aging and have major capital needs and are targeted for redevelopment, as discussed below.

2. Comprehensive Needs Assessment System

KCHA has developed and implemented an in-house comprehensive needs assessment inspection program and database system (CNA) that includes all of KCHA's federally assisted properties. This in-house program helps the agency identify:

- The condition of properties.
- Completed capital improvement work.
- New capital improvement work needed to upgrade and maintain the life of the property.
- All associated costs.

KCHA has used the CNA to generate complete capital replacement and construction schedules for its public housing properties.

3. Ten-Year Capital Work Plan

Based on the CNA, the Authority has developed a 10-year work plan (FY2003 to FY2012) to address the highest priorities among the identified capital needs for public housing developments. The work plan provides a description, schedule (year), and projected costs of all capital projects that will be undertaken during the next 10 years.

The estimated total cost for projects in the 10-year plan is approximately \$43 million based on current costs. These estimates will be updated annually. It also identifies all capital needs that are deferred beyond 2012. Based on current costs, these projects total about \$49 million. KCHA's ability to adhere to the plan depends mainly on annual appropriations for the Capital Fund by Congress. This plan will be

updated as needed. Below are some of the major needs that the Authority will address over the next 10 years:

- **Park Lake Homes Redevelopment.** The Authority received a HOPE VI Revitalization Grant in 2001 for the Park Lake Homes I community. This distressed community will be completely redeveloped into a mixed-income neighborhood of public housing and market rate rentals as well as homeownership opportunities for a broad spectrum of household incomes. Three hundred public housing units will be replaced on site, and 269 will be replaced elsewhere on a one-for-one basis with units funded by project-based Section 8 assistance.
- **Fire and Life/Safety Upgrades in Mixed-Population Buildings.** The Authority has developed a multi-year plan to update the Fire and Life/Safety systems in all its mixed-population buildings. Updates to some of buildings are complete; the remainder will be completed at a rate of one per year. Options to speed up the schedule will be explored.
- **Springwood Family Center.** Construction of a new 25,000 square foot Family Center at the Springwood Apartments in Kent is scheduled to be completed in FY2004. The new center will house a Head Start facility, a public health clinic, and a Career Development Center.
- **Springwood Apartments Revitalization.** This aging and physically distressed property will undergo a multi-million dollar renovation over a multi-year period. Because Capital Fund resources are inadequate to fund this project, KCHA will explore all avenues to finance this initiative. KCHA will complete masterplanning for this project by the end of FY2005.
- **Signage Design Standards.** KCHA will complete development of signage design standards to complement interior design, exterior features, and aesthetic values. These standards will help the Authority strengthen its efforts to ensure that its public housing developments blend in with and enhance the neighborhoods where they are located.
- **Other Major Multi-Year Projects.** KCHA is also undertaking significant surface water management, energy efficiency, and interior unit rehabilitation projects.

A detailed list of projects to be undertaken as part of the 10-year work plan and projects that will be deferred beyond 2012 is available from KCHA's offices.

➤ **KCHA Waiting Lists***

Waiting Lists	Disabled	Elderly	Family	Total Applications
Public Housing	569	770	3461	4800
Section 8	1230	319	3800	5348

* KCHA accepts applicants on an ongoing basis for public housing, but only opens the Section 8 voucher waiting list periodically. KCHA last accepted applications for the Section 8 program in the summer of 2002. At that time, over a two-week period, close to 7,000 new households applied. Some applicants are on both the Section 8 and Public Housing waiting lists.

KCHA maintains separate waiting lists for public housing by sub-areas of the County: North, East, Southwest, Southeast and South. These lists vary as to the

wait time for the various household sizes. Waiting lists for large households are the longest for the South sub-area lists. There are also very long wait times for studios, 1 and 2 bedroom units in some parts of the County.

B. Renton Housing Authority

The Renton Housing Authority (“RHA”) is a small, well-run housing authority serving the geographic area within the city limits of the City of Renton.

➤ Units of Housing Managed by the RHA

- Total number of units owned by the RHA – **720**
- **1,400** households served by all RHA Housing Programs
- Total number of public housing units owned and managed by the RHA:

<u>Name of Complex</u>	<u>Households Served</u>	<u>Number of Units</u>
Cole Manor	Families, Disabled, Elderly	128
Cedar River Terrace Golden Pines	Elderly over the age of 62	125
Hillcrest Evergreen	Elderly or Disabled	110
Houser Terrace	Elderly, at least 55 and disabled or over age of 62	104
Total		467

- Section 8 Vouchers managed by RHA: Total **619**; **314** are RHA vouchers and **305** are vouchers that were ported in from other jurisdictions, mostly the City of Seattle.

➤ RHA Waiting List

- The RHA Section 8 waiting list is currently closed with about **1000** applicants to be served before it can be re-opened.
- Average wait list time for RHA public housing is:
 - 1.5** years for a one-bedroom unit
 - 2+** years for a two-bedroom
 - 3+** years for a three- or four-bedroom

➤ **RHA Plans and Initiatives**

- RHA has been working with community partners and the Sound Families Initiative to create transitional housing opportunities in Renton. RHA provides the exit vouchers for households transitioning to permanent housing in the community. Recent projects are Vision House, which will provide 15 units of transitional housing and Children's Village, which will provide 12 units of transition housing to single parents with children.
- RHA is working on a multi-family tax credit/tax-exempt bond-funded project in downtown Renton to provide 90 units of workforce housing.
- RHA would like to develop more projects that contain large bedroom units in order to meet the needs of large families on their waiting list.
- RHA is working on beginning a workforce home ownership program that will be a 2-year lease-to-own program.