Welcome & Introductions
Who Do We Serve?
Section 8 Program Eligibility
Working with Section 8 Families
Housing Voucher Termination Process
Meet the Owner Liaison Team!

WHAT CAN WE DO FOR YOU?

- Listen and respond to concerns
- Enhances Owner Experience
- Fosters strong partnerships
- Conducts trainings and workshops
- Retain and recruits new owners
- Advocates on behalf of the Landlord

MEET OUR TEAM

AMAR RANDEV
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JORDAN PLUMMER
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LANDLORD WALK-IN HOURS AVAILABLE
WHEN: WEDNESDAY 9:30 - 11:30
WHERE: 700 ANDOVER PARK W, TUKWILA, WA 98188
Who Do We Serve?

• KCHA provides rental housing and assistance to more than 55,000 people. Approximately 20,000 are children.

• Partnering with 2,570 Housing Choice Voucher program landlords

Mission Statement: To provide quality affordable housing opportunities and build community through partnerships. We encourage self-sufficiency and protect the dignity of people with limited resources while safeguarding the public trust.
What Qualifies People for Section 8?

• HOH 18+
• ELIGIBLE:
  • Elderly 62+
  • Disabled (i.e. SSI, SSDI)
  • Family’s with children under 18

• No single applicants
• Not eligible if already subsidized (i.e. public housing)

<table>
<thead>
<tr>
<th>Household size</th>
<th>Annual income at or below</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 person</td>
<td>$61,800</td>
</tr>
<tr>
<td>2 people</td>
<td>$70,600</td>
</tr>
<tr>
<td>3 people</td>
<td>$79,450</td>
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<tr>
<td>4 people</td>
<td>$88,250</td>
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<tr>
<td>5 people</td>
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<tr>
<td>10 people</td>
<td>$130,650</td>
</tr>
<tr>
<td>11 people</td>
<td>$137,700</td>
</tr>
</tbody>
</table>

(Special purpose vouchers require different requirements for eligibility)
What Qualifies People for Section 8? (cont.)

• Section 8 Lottery
  • Low income clients rent in the private market
  • Participants pay 28-40% income for rent & utilities
• Rent King County (except Seattle & Renton)
• Port anywhere in the U.S. after 1 year
Working with Section 8 Vouchers

Marketing available units - GoSection8.com, SocialServe.com, AptFinder.com, Zillow.com, Rent.com

HA conducts criminal background checks on all adult individuals, however, landlords are responsible for screening a family’s suitability for tenancy (i.e. rental history, credit check, etc.)

SOID – Source of Income Discrimination RCW 59.18.255 effective September 30, 2018
Process Map

1. Rental unit is advertised
2. Family applies for the unit
3. Property Manager (PM) conducts screening and checks the voucher estimate
4. Family gives Property Manager RFTA Packet
5. Inspector conducts HQS Inspection
6. Inspector sets up appointment to visit unit for inspection
7. KCHA verifies ownership and Rent Reasonableness
8. PM completes RFTA and returns to KCHA
9. Unit passes HQS Inspection
10. Tenant and Owner/PM execute Lease Agreement
11. Owner/PM executes HAP contract with PHA
12. Rental Assistance Payment begin
KCHA Payment Standards

- Defines highest amount we will pay each month to help a tenant with rent and utilities
- Payment standards reflect the fair rental market based on zip code
- Zip codes and payment standard amount are reviewed every 6 month period
Grounds for Termination of Assistance for a Participant by HA

Common Termination Reasons:
• Failure to report information (income/unauthorized occupants), criminal conviction, physical eviction (failure to pay rent/utilities), Housing Quality Standards (damaged units)

• Clients have the opportunity to appeal a termination and request for an informal hearing with the HA to overturn the decision
Thank you!

Questions?