

# **King County Housing Authority**

## **Housing Choice Voucher Program (Section 8)**

- **Welcome & Introductions**
- **Who Do We Serve?**
- **Section 8 Program Eligibility**
- **Working with Section 8 Families**
- **Housing Voucher Termination Process**



# Meet the Owner Liaison Team!

## OWNER LIAISON



### 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



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**JORDAN PLUMMER**

Phone: 206-214-1341  
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LANDLORD WALK-IN  
HOURS AVAILABLE  
**WHEN:** WEDNESDAY  
9:30-11:30  
**WHERE:** 700 ANDOVER  
PARK W. TUKWILA, WA  
98188

office  
hours



# 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?

	Household size	Annual income at or below
• <b>HOH 18+</b>	<b>1 person</b>	<b>\$61,800</b>
• <b>ELIGIBLE:</b>	<b>2 people</b>	<b>\$70,600</b>
• <b>Elderly 62+</b>	<b>3 people</b>	<b>\$79,450</b>
• <b>Disabled (i.e. SSI, SSDI)</b>	<b>4 people</b>	<b>\$88,250</b>
• <b>Family's with children under 18</b>	<b>5 people</b>	<b>\$95,350</b>
	<b>6 people</b>	<b>\$102,400</b>
• <b>No single applicants</b>	<b>7 people</b>	<b>\$109,450</b>
• <b>Not eligible if already subsidized (i.e. public housing)</b>	<b>8 people</b>	<b>\$116,500</b>
	<b>9 people</b>	<b>\$123,550</b>
	<b>10 people</b>	<b>\$130,650</b>
	<b>11 people</b>	<b>\$137,700</b>
(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**

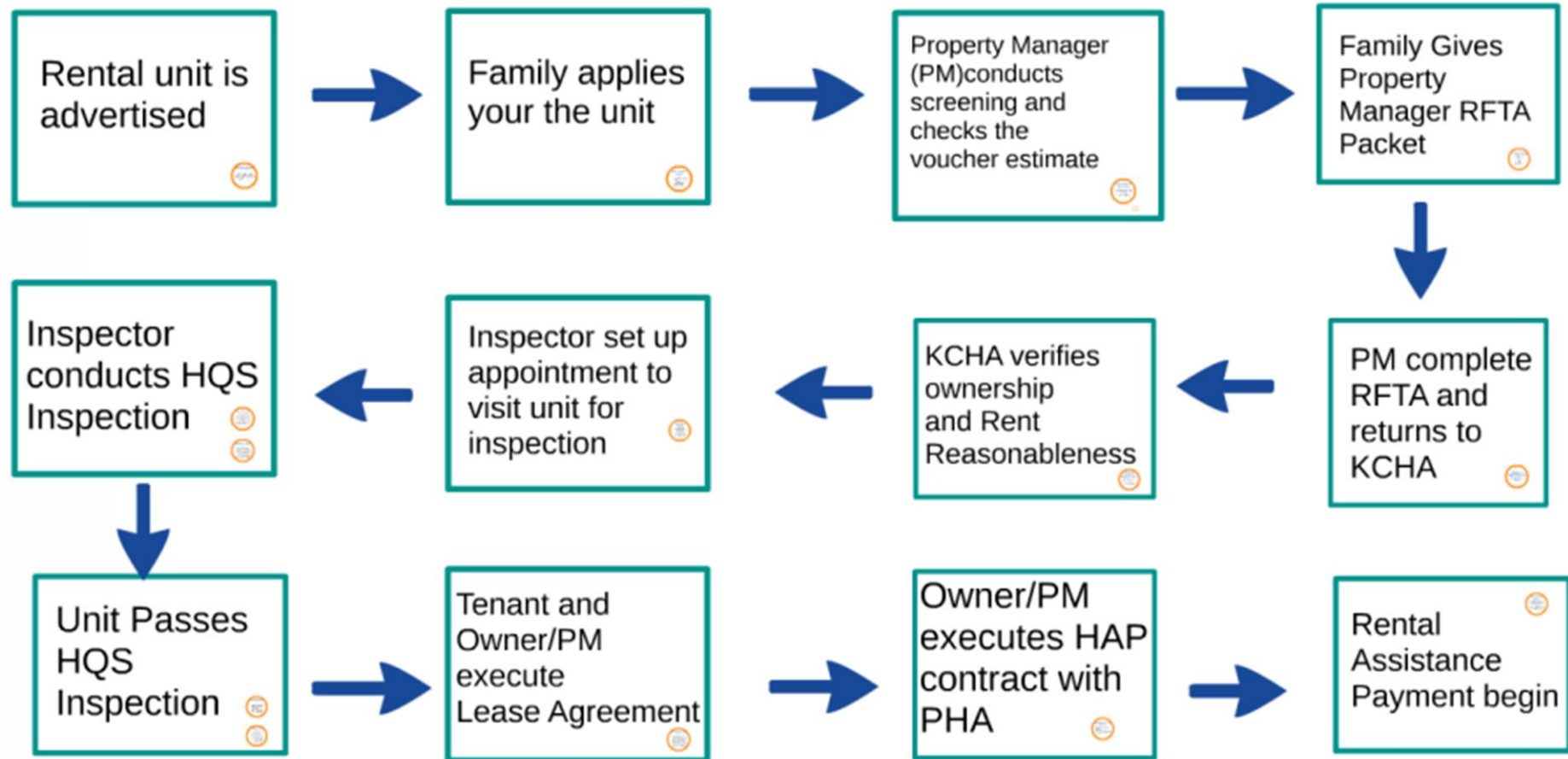
**Marketing available units - GoSection8.com, SocialServe.com, AptFinder.com, Zillow.com, Rent.com**

**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.)**

**SOLD – Source of Income Discrimination RCW 59.18.255 effective September 30, 2018**



# Process Map





# 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

## Multi-Tiered Payment Standards Effective January 1, 2020



We transform lives through housing

KCHA's payment standards define the highest amount we will pay each month to help a tenant with rent and utilities. They are based on current market rental rates for the King County area.

### ZIP CODES & PAYMENT STANDARD TIERS

1. Look for your zip code below to determine the tier for your home.

2. Look at the bottom table for your home type in that tier to find the amount KCHA will pay toward your rent and utilities each month.

ZIP Code	Tier	ZIP Code	Tier	ZIP Code	Tier	ZIP Code	Tier
98001	4	98027	6	98052	6	98108*	2
98002	1	98028	4	98053	5	98126*	2
98003	2	98029	6	98055*	4	98133*	4
98004	6	98030	3	98056*	5	98146*	2
98005	6	98031	3	98057*	4	98148	3
98006	6	98032	3	98058*	4	98155	3
98007	6	98033	6	98059*	6	98166	2
98008	5	98034	5	98065	3	98168	2
98010	1	98038	5	98070	2	98177*	3
98011	5	98039	6	98072	6	98178*	2
98014	3	98040	6	98074	5	98188	3
98019	3	98042	3	98075	5	98198	3
98022*	2	98045	3	98077*	5	98224	2
98023	3	98047*	2	98092*	2	98288	2
98024	3	98051	1	98106*	2	98354*	2

\*These ZIP codes partially include non-KCHA jurisdictions and may be either outside King County or within Seattle or Renton city limits.

### HOUSING CHOICE VOUCHER MULTI-TIERED PAYMENT STANDARDS

	Studios	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Tier 1	\$1,170	\$1,230	\$1,450	\$1,890	\$2,470	\$2,840	\$3,210
Tier 2	\$1,220	\$1,280	\$1,540	\$2,000	\$2,700	\$3,100	\$3,510
Tier 3	\$1,260	\$1,330	\$1,590	\$2,070	\$2,730	\$3,140	\$3,550
Tier 4	\$1,410	\$1,480	\$1,750	\$2,280	\$2,980	\$3,430	\$3,870
Tier 5	\$1,610	\$1,690	\$1,920	\$2,500	\$3,260	\$3,750	\$4,240
Tier 6	\$1,740	\$1,830	\$2,140	\$2,780	\$3,640	\$4,190	\$4,730



# **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?