

Relocation Plan

Disposition of 509 Public Housing Units

King County Housing Authority (KCHA) is planning to convert 509 public housing units to project-based Section 8 housing. This conversion will require the submission of a Disposition Application and an application for replacement vouchers to the U.S. Department of Housing and Urban Development (HUD) and HUD's subsequent approval. This change will be very similar to conversions KCHA has already made at other public housing properties like Birch Creek Apartments in Kent. The properties KCHA is seeking approval to convert are listed below:

- Avondale Manor
- Bellevue 8
- Campus Court I
- Campus Court II
- Cedarwood
- Eastridge House
- Evergreen Court
- Federal Way Homes
- Forest Grove
- Glenview Heights
- Green Leaf
- Juanita Court
- Juanita Trace
- Kings Court
- Kirkwood Terrace
- Pickering Court
- Riverton Terrace (family property)
- Shoreham
- Victorian Woods
- Vista Heights
- Wellswood
- Youngs Lake

The average age of these developments is 31 years. These properties consist of 21 family developments housing 1,504 residents, and one senior/disabled building housing 41 residents. The properties consist of: 43 one-bedroom; 256 two-bedroom; 197 three-bedroom; and, 13 four/five bedroom units. There are 70 single family houses, 339 townhouse units, and 40 units in a mid-rise elevator building. A total of 193 residential buildings and 10 non-residential community buildings are included in the Application.

The goals of this relocation plan are to:

1. Fully comply with the requirements of Section 18 of the United States Housing Act of 1937
2. Provide opportunities for increased housing choice and housing mobility for existing public housing residents.
3. Develop a relocation plan that provides detailed information on all relocation issues and options
4. Communicate this plan to residents and the community
5. Revise this plan, as necessary, based on the feedback and comments from residents, advocacy groups and HUD.

The Conversion Plan for these 509 units involves their disposition to a non-profit organization which is controlled by KCHA. Residents will no longer be public housing

residents. Eligible households will receive a Section 8 Housing Choice Voucher which they can use either within the existing complex or to relocate to an apartment in the private housing market.

No tenant will be required to move from the existing property as a result of this disposition application. Once vouchers are made available to the residents of a property, they will have up to 6 months to decide whether to stay in their existing development or to move. They will then be given up to an additional 180 days (120 days plus 60 days extension, if needed) to find a unit. After 6 months, this choice will no longer be available. On an ongoing basis, vouchers will be project based, that is attached to the specific unit. After the six-month period during which residents may choose to move with vouchers, residents must stay in their unit or may transfer within the KCHA public housing portfolio subject to regular program rules to in order to retain subsidized housing.

Residents with a voucher who choose to move will be provided with relocation assistance. Residents will choose from three options for this assistance:

1. Based on the guidelines laid out in the Federal Highway Administration's Fixed Residential Moving Cost Schedule, residents may receive a flat fee of \$1,000 for a one-bedroom unit, plus \$200 for each additional bedroom in their existing unit. For example, a three-bedroom unit would qualify for \$1,600 in relocation assistance. This amount would not be considered income for the purpose of calculating tenant rent.
2. Residents may request that KCHA move their possessions using its contracted moving company. The moving company can also pack and unpack household goods, if requested. Residents will receive a \$100 moving day stipend plus the reimbursement of utility hook-up fees at their new location.*
3. Residents may ask for reimbursement of the actual and reasonable moving expenses.*

** Moving services and reimbursement of actual and reasonable moving expenses will be paid for a move of up to fifty miles. If a resident chooses to move further than fifty miles from their current unit, they may opt for payments or moving services for the first fifty miles of their move, or may choose the fixed payment.*

King County Housing Authority has successfully provided emergency, temporary and permanent relocation assistance to over 1,000 public housing families since 1999. An experienced Relocation Specialist will be available to provide counseling to every affected household. This staff member will also be available to address resident questions and concerns. KCHA is particularly interested in assuring that households that choose to exercise their mobility option have a wide range of neighborhood choices and that this initiative contributes to the deconcentration of low-income households in the region, and assists households in moving closer to employment opportunities and household support systems.

Written information about this project will be translated into the five most commonly spoken languages at the affected properties and interpreters will be available in any language when requested by residents. For community meetings, at least three interpreters will be available and others will be brought in upon request in order to meet the needs of the diverse populations at the developments.

For those families who have difficulty locating units on their own, housing search assistance will be provided so that no family who wishes to move into the private sector will fail to locate a unit.

Special Circumstances

Tenants who wish to transfer to another KCHA building will be subject to the same priorities and eligibility requirements as any other public housing resident. Tenants who wish to transfer to another KCHA property will be provided relocation assistance as appropriate under KCHA's existing transfer policy.

Tenants who are over/under housed live in units which do not have the appropriate number of bedrooms for the family size. This group does not include any household with an approved reasonable accommodation request for an additional bedroom. No over/under housed household will be required to move as a result of this Disposition Application. They will continue to be subject to existing public housing transfer rules for such households.

Tenants whose income exceeds 80% of the Area Median Income (AMI) will not be eligible to receive a Section 8 Voucher, nor will they be eligible for any relocation assistance. The gross income limits by family size as of May, 2010 are listed below.

Limits Used	
1 person:	\$45,100
2 people:	\$51,550
3 people:	\$58,000
4 people:	\$64,400
5 people:	\$69,600
6 people:	\$74,750
7 people:	\$79,900
8 people:	\$80,050
9 people:	\$90,150
10 people:	\$95,300
11 people:	\$100,450

*Section 8 80% Limits as of
5/14/10*

These tenants will not be required to move and they will continue to pay public housing rents as they would have, had this disposition not taken place. Because KCHA is in the midst of implementing a new rent program, rents for all families may change over time in accordance with KCHA-established policies under its Moving to Work Demonstration Project regardless of the property's structure as a Project Based Section 8 or Public Housing program.

Sources and Costs of Relocation Assistance

KCHA estimates that approximately one-third of residents will avail themselves of relocation assistance. Past experience with relocating tenants indicate that the

majority of them will select the fixed payment option. KCHA is budgeting \$1,800 per relocated family or \$306,000 for the direct costs of relocation. Staff estimates that an additional \$48,000 will be expended by KCHA for translations, interpretations and miscellaneous costs.

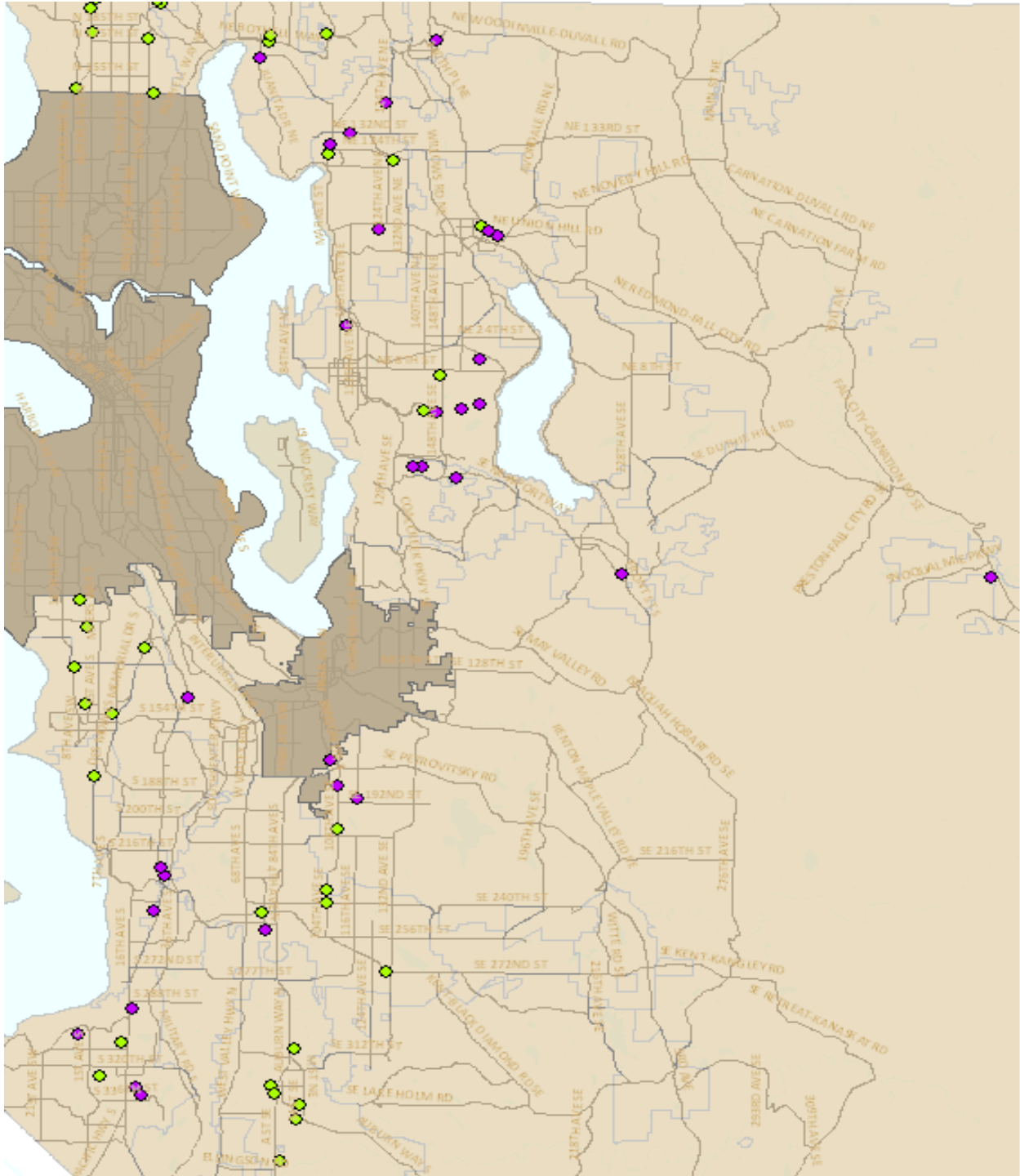
Each relocating family will require approximately 5 hours of staff time for counseling budgeted at \$250 per household or \$42,500. Non-relocating families will also have counseling available at 2 hours per household or \$33,900. A limited number of families may need housing search assistance, also budgeted at \$30,000 or \$600 per family for 50 families.

The total relocation budget therefore is \$460,400. Utilizing the flexibility provided through Moving to Work, KCHA will fund relocation expenses from its MTW resources.

Policy Issues

KCHA's experience with this program will help inform discussions at the national level regarding programmatic and budgetary implications of the inclusion of a mobility option in the proposed Preservation, Enhancement and Transformation of Rental Assistance (PETRA) initiative.

Exhibit A
King County Housing Authority
Map of Public Housing Developments



- Remaining Public Housing Developments-2,038 units
- Public Housing Developments Subject of Disposition Application-509 units

Exhibit B
Information Letter Sent to Residents Concerning the Disposition
Application

Board of Commissioners
NANCY HOLLAND-YOUNG, *Chair*
MICHAEL BROWN
RICHARD MITCHELL
PETER ORSER

Executive Director: STEPHEN J. NORMAN



KING COUNTY

HOUSING AUTHORITY

September 7, 2010

Dear Resident:

King County Housing Authority (KCHA) is planning to convert 509 public housing units into project-based Section 8 housing. This change will be very similar to conversions KCHA has already made at properties like Birch Creek Apartments in Kent. The properties KCHA is seeking approval from the U.S. Department of Housing and Urban Development (HUD) to convert are listed below:

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This change is dependent on approval from HUD. We are in the early stages of applying for permission to convert the properties. As part of the application process, KCHA will be holding community meetings around the county for residents to learn more about the proposal. Details about the community meeting dates and locations are included in this notice.

How will existing residents be impacted?

KCHA is proposing that staff will continue to manage the properties and—to the extent legally allowable—rent calculations will remain the same as if the units were still public housing. As a result, daily living at these properties will generally feel the same for residents.

No residents will be required to move from the property where they live. However, if HUD approves KCHA's proposal for the conversion, eligible residents in good standing at the properties listed above will be offered the opportunity to move using a tenant-based Section 8 voucher. Residents will have a limited time to decide whether they want to move or to remain in their unit. All residents at these sites will have access to advisory services from KCHA staff so you can better understand the different programs, what options are available to you, and how you will be affected by the changes.

You do not need to make a decision about your housing at this time. If KCHA's plan is approved, all affected households will be notified and given further instructions on how to proceed. For those eligible residents who choose to move using a tenant-based Section 8 voucher, relocation assistance will be available. In order to receive this relocation assistance, current residents should not move as a result of this project until given authorization.

A copy of the proposed Relocation Plan is available at www.KCHA.org or from the property manager at each affected site.

Why is KCHA proposing to convert these properties?

- To preserve existing affordable housing in King County as money for public housing decreases.
- Because KCHA can get more reliable funding from HUD for Section 8 units than for public housing. Any additional money will help KCHA pay for upgrades and will support management, maintenance and services costs at each property.
- To allow residents at these properties the opportunity to use a tenant-based Section 8 voucher to move closer to work or school, if they so choose.

What is the timing of this conversion?

We do not know when or if HUD will approve the application to convert these properties. No residents can be offered tenant-based Section 8 vouchers or moving assistance until the application is approved and vouchers are made available for residents. KCHA plans to submit the application in this fall (2010) and expects to receive approval sometime in 2011 at the earliest. We will continue to keep you informed as the project moves forward.

Sincerely,

Bill Cook
Director of Public Housing

600 ANDOVER PARK WEST ♦ SEATTLE, WASHINGTON 98188-2583

PHONE (206) 574-1100 ♦ FAX (206) 574-1104

EQUAL HOUSING OPPORTUNITY

**TO FIND OUT MORE INFORMATION, PLEASE ATTEND ONE OF THE FOLLOWING
COMMUNITY MEETINGS:**

Wednesday, September 15, 2010	5:30-7:00 PM	Truman High School Great Hall 31455 28th Ave South Federal Way, WA 98003
Thursday, September 16, 2010	5:30-7:00 PM	Meeker Middle School Cafeteria 12600 SE 192nd St. Renton, WA 98059
Thursday, September 23, 2010	5:30-7:00 PM	Snoqualmie Middle School Commons Room 9200 Railroad Ave SE Snoqualmie, WA 98065
Saturday, September 25, 2010	10:00-11:30 AM	Rose Hill Junior High Cafeteria 13505 NE 75th St. Redmond, WA 98052
Wednesday, September 29, 2010	1:00-2:30 PM	Eastridge House Community Room 120 West Sunset Way Issaquah, WA 98027
Thursday, September 30, 2010	5:30-7:00 PM	Riverton Terrace--Senior Apt Community Room 14410 41st Ave S. Tukwila, WA 98161
Monday, October 4, 2010	5:30-7:00 PM	Northlake Junior High Cafeteria 12101 NE 160th St Bothell, WA 98011
Wednesday, October 6, 2010	5:30-7:00 PM	Midway Elementary School Multipurpose Center 22447 24th Ave. South Des Moines, WA 98198

Farsi, Russian, Somali, Spanish & Vietnamese interpreters will be present at each meeting. If you need interpretation in a different language please call Linda Pratt at (206) 315-4366.

If you are unable to attend any of the meetings listed above or you have questions or concerns, you may call the KCHA Voucher Hotline at (206) 829-2461 and leave a message. A KCHA representative will call you back. You may also send an email to VoucherQuestions@kcha.org. The hotline and email address will be active starting September 15, 2010.