

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5200

**ESTABLISHING A MODIFIED PUBLIC HOUSING MODEL FOR THE
PACIFIC COURT APARTMENTS AND AUTHORIZING RELATED
REVISIONS TO THE PUBLIC HOUSING ADMISSIONS AND CONTINUED
OCCUPANCY POLICY (ACOP) TO FACILITATE PROGRAM
MANAGEMENT AND ADMINISTRATION AS AUTHORIZED UNDER
KCHA'S MOVING TO WORK (MTW) PROGRAM AGREEMENT**

WHEREAS, on August 8, 2003, the King County Housing Authority (KCHA) entered in an agreement with the Department of Housing and Urban Development (HUD) for participation in the Moving to Work (MTW) Demonstration Program; and

WHEREAS, KCHA's FY 2009 MTW Annual Plan identifies proposed initiatives to (1) expand the Agency's role in King County's 10-Year Plan to End Homelessness through strategies to assist populations not served by conventional subsidy programs; and (2) modify admissions, preference, eligibility, tenant selection and occupancy policies and lease requirements for units designated to expand access to critical housing and support services for "special needs" priority populations; and,

WHEREAS, the recent addition of the Pacific Court Apartments to KCHA's Public Housing inventory provides a unique opportunity to establish a modified Public Housing program model – combining the best features of the Public Housing program with those of the Housing First program – while reserving occupancy at the site to assist chronically homeless and mentally ill households who typically would not otherwise meet standard public housing access, eligibility, screening and leasing requirements; and

WHEREAS, to complement the proposed model, KCHA has coordinated with King County to ensure funding of contract services through Sound Mental Health and Navos to assist with program administration and provide necessary outreach and support services to ensure the long-term housing stability of program participants; and,

WHEREAS, implementation of the “set-aside” model requires KCHA’s MTW-authorization to waive HUD regulations listed under 24 CFR Parts 5, 902, 903 and 960 (and related regulations, guidebooks and handbooks) regarding wait list development and administration, applicant and tenant screening, eligibility and tenant selection, documentation and verification of information, unit assignment, and public housing lease and occupancy requirements; and

WHEREAS, KCHA will retain the ability to regularly monitor the wait list and tenant selection process to assure compliance with applicable civil rights and fair housing laws and consistency with KCHA’s goals to affirmatively further Fair Housing; and

WHEREAS, following MTW program protocols, KCHA provided opportunity for public, stakeholder and resident input regarding FY 2009 MTW Annual Plan components, including the initiatives outlined above, and held a public hearing on October 16, 2008 to receive comment on the proposed activities; and

WHEREAS, implementation of a modified Public Housing program model will further KCHA’s efforts to increase housing choices available to low-income families in the region – a key objective of HUD’s MTW demonstration; and,

WHEREAS, Board approval for changing HUD-mandated operational policies and procedures is required before KCHA can implement such changes.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING:

- (1) The Board of Commissioners hereby approves the implementation of a modified Public Housing program model that reserves occupancy at Pacific Court for chronically homeless and mentally ill households as described in the attached memorandum; and


- (2) Authorizes KCHA staff to take the necessary steps to implement the modified program model, including any administrative revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP), effective immediately.

**ADOPTED AT A SPECIAL MEETING OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 20th DAY OF
JANUARY 2009.**

**THE HOUSING AUTHORITY OF THE
COUNTY OF KING, WASHINGTON**



NANCY HOLLAND-YOUNG, Chair
Board of Commissioners



STEPHEN NORMAN
Secretary-Treasurer