

THE HOUSING AUTHORITY OF THE COUNTY OF KING
RESOLUTION NO. 5293

**APPROVING REVISIONS TO POLICIES RELATING TO INCOME, RENT AND
RECERTIFICATION OF FAMILY CIRCUMSTANCES FOR PUBLIC HOUSING,
SECTION 8 HOUSING CHOICE VOUCHER AND SECTION 8 PROJECT-BASED
PROGRAM PARTICIPANTS AS AUTHORIZED UNDER KCHA'S MTW
PROGRAM RENT REFORM INITIATIVE**

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, among the key initiatives of the MTW program and identified in KCHA's previously approved MTW Annual Plans is the development and implementation of local policies relating to the determination of household income and rent and the recertification of family circumstances; and,

WHEREAS, in developing program modifications, KCHA determined that a phased approach to implementing such changes would ensure that specific policies are appropriately targeted to the unique needs of KCHA's two distinct populations – elderly and disabled residents and those participants who are either currently working or considered “work-able”; and,

WHEREAS, in 2008, KCHA addressed the first phase of this initiative through adoption of the Easy Rent program – implementing a variety of streamlining measures that made rent, income and recertification policies easier to understand and administer for elderly and disabled households living on a fixed income; and,

WHEREAS, under phase two of the initiative, KCHA has (1) developed the “WIN” Rent program - a set of policy and procedural changes targeted to support the self-

sufficiency efforts of KCHA's working and "work-able" households and ease program administration and (2) identified minor changes to previously adopted Easy Rent policies that will further streamline and simplify operations; and,

WHEREAS, in accordance with the terms of the MTW Program Agreement executed in 2003 and restated and revised in 2008, KCHA is authorized, in lieu of federal program regulations and guidelines, to develop policies and procedures to: (1) encourage income growth and economic self sufficiency of program participants, and (2) improve the cost effectiveness of its housing programs; and

WHEREAS, in developing final policy recommendations, KCHA provided opportunity for public input regarding the proposed policy components and implementation, including consultation with the KCHA Resident Advisory Council, community stakeholders and legal services advocates and a Public Hearing on July 1, 2010 to receive comment on the proposed changes; and

WHEREAS, following MTW program protocols the Board has reviewed the proposed policy changes together with public comments received;

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 adoption of new policies relating to household income, rent and recertification of family circumstances - modifying KCHA's Easy Rent policy and creating a new WIN Rent policy - as detailed in the attached memorandum and policy outline, dated July 15, 2010, and incorporated by reference herein; and,

- (2.) Authorizes: (a) the Executive Director to approve minor modifications to the policy proposal as appropriate in order to implement the intent of the overall program design; and (b) KCHA staff to make any changes to the Public Housing Admissions and Continued Occupancy Policy and Section 8 and Project-based Administrative Plans and related schedules, documents and guidelines necessary to implement the approved policies; and,
- (3.) Authorizes the Housing Authority to take the necessary steps to implement these changes to income, rent and recertification policies, effective as follows:
- **EASY Rent** changes: Effective beginning November 1, 2010 as detailed on the attached policy outline.
 - **WIN Rent** changes: Effective beginning January 1, 2011 as detailed on the attached policy outline.

ADOPTED AT A MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 21st DAY OF JULY 2010.

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


NANCY HOLLAND-YOUNG, Chair
Board of Commissioners


STEPHEN NORMAN
Secretary-Treasurer

