

THE HOUSING AUTHORITY OF THE COUNTY OF KING
RESOLUTION NO. 5802

**AUTHORIZING CHANGES TO THE CALCULATION OF TOTAL TENANT PAYMENT
IN PUBLIC HOUSING AND HOUSING CHOICE VOUCHER PROGRAMS**

WHEREAS, in 2003, the King County Housing Authority (KCHA) entered into \ the Department of Housing and Urban Development (HUD) Moving to Work (MTW) Demonstration Program; and,

WHEREAS, in accordance with the terms of the MTW agreement executed in 2008 and approved through 2038, KCHA is authorized, in lieu of federal program regulations and guidelines, to develop policies and procedures to encourage economic self-sufficiency of program participants and improve the cost effectiveness of its housing programs; and,

WHEREAS, among the key initiatives implemented through KCHA's MTW program is local policies relating to the determination of household income and Total Tenant Payment (the amount participants pay toward rent and utilities) through the EASY and WIN Rent programs; and,

WHEREAS, the basis for calculating Total Tenant Payment (TTP) for EASY Rent and the income band tables for WIN Rent have been 28% and 28.3% of adjusted income, respectively, since their inception; and,

WHEREAS, the standard basis for calculating TTP in HUD's Public Housing and Housing Choice Voucher programs is 30% of adjusted income; and,

WHEREAS, KCHA staff proposes changing the percentage of income used as the basis for calculating TTP for EASY Rent to 30.7% and for WIN Rent income bands to 31.0% of adjusted income; and,

WHEREAS, such changes are designed to allow KCHA to effectively respond to economic conditions and help ensure short and long-term program viability while working to maintain housing stability of our at-risk, vulnerable households; and,

WHEREAS, such policies are outlined in KCHA's Public Housing Admissions and Occupancy Policies (ACOP) and Tenant-based and Project-based Administrative Plans.

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

- (1.) Hereby adopts the proposed modification of KCHA's EASY Rent and WIN Rent programs as shown on the attached; and,
- (2.) Approves changes to the ACOP and Administrative Plans as necessary for implementation; and,
- (3.) Authorizes implementation of such changes as administratively feasible, but no sooner than January 1, 2026.

ADOPTED AT A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 15th DAY OF SEPTEMBER, 2025.

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



RICHARD JACKSON, Vice-Chair
Board of Commissioners



ROBIN WALLS
Secretary-Treasurer