

# Landlord Link

*A resource for landlords participating in KCHA's Section 8 program*

## List Your Property

The King County Housing Authority offers a service to help you list your properties for rent to Section 8 participants.

The service is run by Housing Search Northwest and can be accessed through our website at [www.kcha.org](http://www.kcha.org) or by going directly to [www.HousingSearchNW.org](http://www.HousingSearchNW.org).

For those registering online, select "List a place to Rent" on the home page. After being directed to the rental listing page, click on "Register here."

There is no cost to list your unit, and it takes less than five minutes to set up. This resource is available to any property provider, landlord, owner or large-scale property manager who wants to advertise rental properties (and in some areas, for-sale properties).

For more information, please visit either website or call the Section 8 office at 206-214-1300.

### Senior Housing Specialists

Hindi Hulbale	206-214-1315
Nadia Marchuk	206-214-1343
Millie Adriano	206-214-1320
Cathi Bourne	206-214-1324
Tan Nguyen	206-214-1355
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Shirley Harmon	206-214-1335
Gina Guerrero	206-214-1350
Tara Wilson	206-214-1316
Betty Mahoney	206-214-1327
Kimberly Ringor	206-214-1310
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## Rapid Rehousing to Improve Educational Outcomes for Homeless Students

Schools know better than anyone the effects of homelessness on children. Being homeless affects how children learn. Kids who change classrooms every two months because their par-

ents don't have stable housing don't get through the curriculum at that grade. Being homeless affects the behavioral development, physical and mental health, and interpersonal relationships of students as well. School districts around Washington state are wrestling with how to help the growing number of homeless students.

The King County Housing Authority is exploring how it can cost-effectively help address both of these social ills through a program called "Rapid Rehousing".

Working as partners in the Road Map District consortium, a network of seven schools in the Highline area are collaborating on educational reforms as part of their federal Race to the Top grant. The King County Housing Authority has committed to developing a program that links schools and housing. The goal of the grant is to dramatically improve academic outcomes for the 150,000 students in the Road Map District's 261 schools. Rapid Rehousing is an effective strategy for returning families



on the brink to permanent housing.

KCHA's program will provide short-term rental assistance funds to rapidly house 40 homeless families who have at least one child attending school in the

Highline School District. The McKinney-Vento school liaison would identify eligible families through the use of a screening tool and make referrals to the pilot program. These families would be linked to rental subsidy, client assistance funds, employment, and other supports. Neighborhood House, a service provider with deep roots in the community will administer the assistance to families, as needed, in the form of housing search, job training, employment, and financial case management. The expectation is that these families only need a helping hand to get stabilized as assistance will be provided only for a short period of time (six months or less). It is further expected that stable housing will lead to better educational outcomes for these kids.

If you own a property in the Highline area and are interested in participating in this program, please contact Tanner Phillips at Neighborhood House at 206-461-4538, Ext 216.

## Carbon Monoxide Alarms & the Law

### Understanding the Washington State Carbon Monoxide Alarm Laws: RCW 19.27.530 (2009) and Chapter 132 Laws of 2012 (SSB 6472)

Carbon monoxide (CO) is a poisonous gas that cannot be seen or smelled and can kill a person in minutes. Carbon monoxide can quickly build up to unsafe levels in enclosed or semi-enclosed areas. Generators in garages, or near air intakes, and use of charcoal or gas grills indoors, are common causes of CO poisoning during power outages.

**A change in State law now requires CO alarms be installed in all new and existing apartments, condominiums, hotels, motels and single-family residences .**

### As a result, CO ALARMS ARE REQUIRED FOR A UNIT TO PASS THE HQS INSPECTION

#### CO alarm installation requirements:

Alarms must be located outside of each separate sleeping area, in the immediate vicinity of the bedroom and on each level of the residence.

Single station carbon monoxide alarms must be listed as complying with UL 2034, and installed in accordance with the code and the manufacturer's instructions.

#### Exemptions:

**Hotels, Dorms and institutions:** Sleeping units or dwelling units in new or existing motels, hotels, college dormitories, and DSHS licensed boarding home and residential treatment facilities, which do not themselves contain a fuel-burning appliance, or a fuel-burning fireplace, or have an attached garage, but are located in a building with a fuel-burning appliance, or a fuel-burning fireplace, or an attached garage, need not be provided with CO alarms provided that:

1. The sleeping unit or dwelling unit is

not adjacent to any room that contains a fuel-burning appliance, a fuel-burning fireplace, or an attached garage; and

2. The sleeping unit or dwelling unit is not connected by duct work or ventilation shafts with a supply or return register in the same room to any room containing a fuel-burning appliance, a fuel-burning fireplace, or to an attached garage; and

3. The building has a common area CO alarm system.

#### Enforcement:

Local code officials will check for compliance with the CO alarm installation requirements when a permit is required for new construction and most alterations, repairs or additions. Links: <https://fortress.wa.gov/ga/apps/sbcc/Page.aspx?>

## 10 Things to Know about Tenant Move-ins

Like almost everything else in the Section 8 program, the move-in process requires housing providers, tenants, and KCHA to work together closely. For this reason we have compiled the top 10 things you should know about the move-in process:

**The Voucher must be issued** – Participants must recertify their eligibility and be issued a voucher every time they move. Ask to see the voucher if a Section 8 participant approaches you to rent your unit.

**Request for Tenancy Approvals (RFTA) must be submitted** – Before KCHA can perform the inspection, a RFTA must be filled out completely and submitted to the Housing Authority. The RFTA triggers the rent review and the inspection.

**Units must be prepared for inspection** – To ensure a speedy inspection, make sure all work has been done to the unit and it is unoccupied (unless it is already occupied by the Section 8 participant).

**Participants should not move in before the inspection** – The subsidy will not start until the unit passes the inspection. If a tenant occupies a unit prior to it passing the inspection, they will be responsible for the full contract rent until it does pass.

**Rents must be Rent Reasonable** - Once the RFTA is received we check the rent and utilities to ensure they are affordable and within program limitations. The rent must not only be comparable to other similar units in the area, but the tenant is limited to paying no more than 40% of their gross income for rent and utilities.

**You must sign a lease and contract** – The lease is between you and the tenant. The contract is between KCHA and you. Signed copies of both must be received by KCHA before payment can begin. Both must include a list of the family members who plan to occupy the unit, the unit address, and who pays for the utility costs.

**Owner and participants cannot be relat-**

**ed** – You cannot be related to the participant in any way. Rare exceptions can be made in order to accommodate a tenant's disability.

**Side payments are not allowed** – KCHA will determine how much the tenant will pay for rent. That amount plus the Housing Authority portion should total your contract rent. Collection of any side payments is considered fraud and could make you ineligible for future participation.

**KCHA does not reimburse for deposits or unit damage** – Participants are responsible for all deposits which should be collected at time of move-in. KCHA does not reimburse for tenant caused damage to the unit. Any amounts owed must be worked out between you and the tenant.

**KCHA jurisdiction** – KCHA operates within King County outside the cities of Seattle and Renton. If you own properties in those cities or outside King County, you will need to work with the proper Housing Authority.