

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 or by going directly to 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

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What is 2-1-1?

When there is a medical emergency, health care, employment, education and family support programs. Anyone can call. Whatever your questions, call them to find out if they can help.

For example: if a landlord learns that a tenant is experiencing a crisis that results in their inability to pay their portion of the rent, call 2-1-1 to get free assistance regarding which

community-based agencies may be able to help that household. 2-1-1 is a statewide initiative affiliated with the Crisis Clinic that manages the 24-hour Crisis Line.

King County 2-1-1



which assures the quality of the seven 2-1-1 call centers serving Washington residents. They maintain King County services as part of the WA 2-1-1 Community Resources online database. They can be reached free the following ways:

Dial 2-1-1 or 800-621-4636

TTY 206-461-3610

7-1-1 Relay

More information can be found on their website: <http://crisisclinic.org/education/2-1-1-community-resources/>.
governmental assistance programs,

ternatively, one may access much of the resource information from the 2-1-1 database via their website.

King County 2-1-1 is part of the Washington Information Network 211 (WIN211),

Abatement Resulting from Inspections

The Section 8 Housing Choice Voucher program was created to give low-income families and individuals access to decent and safe housing in the private market. HUD regulations carefully spell out minimum standards for the physical condition of units subsidized by the program called Housing Quality Standards (HQS). The regulations require units be inspected when they first come on the program and annually thereafter for as long as the unit is subsidized by the program. (There are proposals being floated around to change to inspections every two years, but nothing has been adopted at this time. We will keep you posted should things change.) If, as a result of the inspection, a unit is not in compliance with HQS standards, then King County Housing Authority is obligated to stop payments to the unit's owner. This is called "abatement".

Here is exactly how the process works:

Following a failed HQS inspection, the owner is notified of the items in need of repair and given a reasonable amount of time to correct the deficiencies. If the violation is considered life threatening, the repair must be made within no more than 24 hours (examples include no hot or cold water, no electricity, exposed wiring, etc.). All other repairs will be given between 14 to 30 days.

If the repairs have not been made by the required date, appropriate action will be taken by the Housing Authority. While the owner is required to maintain the unit according to HQS, the Housing Authority will not hold the owner responsible for a breach of the HQS fail items determined to be caused by the family if they notified the family to make and/or pay for the repairs. Failure by the owner to correct those fail items determined to be their responsibility within the time

frame allowed, will result in cessation of the Housing Payment – the abatement.

Since the housing payment is sent out at the beginning of the month, any decision to abate the payment made in the middle of the month will begin with the next check. The owner will be given additional time while the unit is under abatement to repair the items. Should the repairs be made within that time, the abatement will be lifted as of the date the unit passes our inspection. Should the repairs not be made and the abatement continue for 30 days, the owner will be given proper notice for termination of the HAP contract. Any housing payment lost during an abatement period will not be reimbursed to the owner and the tenant cannot be asked to make up the difference. However, once our HAP contract ends, the tenant will then be responsible for full rental payment from that point forward.

Smoking in your Rental Property

More and more, owners and landlords of private housing properties are choosing to make their units smoke-free. Some studies show that most renters (92%) prefer no-smoking units—including 75% of smokers! Keeping your unit smoke free:

- Saves money on cleaning and renovation
- Preserves resale value
- Prevents fire and smoke damage

Everything you need to know about going smoke-free will be discussed on Thursday, April 17, 2014 at the Beacon Hill Public Library.

SECTION 8 Landlords Workshop

The Why's and How's to going no smoking in your rental properties


**Thursday, April 17
6:30pm - 7:30pm**

**Beacon Hill Public Library
2821 Beacon Ave. S., Seattle 98144**

Presenters:
Dianne Quast; CHEF consultant
Michael Leon-Guerreo;
Health Education Seattle/King
County Public Health



ATTENDEES ARE
ELIGIBLE FOR
TECHNICAL ASSISTANCE
IN THE IMPLEMENTATION
OF YOUR
NO SMOKING POLICY!!!



Bus Routes: 36 38 60

Light Rail: Beacon Hill Station

Driving from the north or south via I-5:

- Take I-5 exit 163 (northbound) or 163A (southbound) at Columbian Way.
- Go 1/4 mile up to the first stoplight at S. Spokane St.
- Turn left onto S. Spokane St.
- Turn left on Beacon Ave. S.
- The library is on the left - Parking is free