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 "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, forsale 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
Eka Ayu	206-214-1372
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
Renee Bonds	206-214-1325
Vishavdeep Randev	206-214-1309

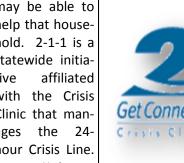
What is 2-1-1?

we are training each other to call 2-1-1. them to find out if they can help.

For example: if a landlord learns that a tenant is experiencing a a caller may experience a long hold crisis that results in their inability to time. If they have access to a landline, pay their portion of the rent, call 2-1-1 it may be preferred rather than hold to get free assistance regarding which time eating up cell phone minutes. Al-

communitybased agencies may be able to help that household. 2-1-1 is a statewide initiaaffiliated tive with the Crisis Clinic that manages the 24hour Crisis Line.

King County 2-1-1



provides the most comprehensive in- which assures the quality of the seven formation on health and human ser- 2-1-1 call centers serving Washington vices available to King County resi- residents. They maintain King County dents. Their Information and Referral services as part of the WA 2-1-1 Com-Specialists are experts in understand- munity Resources online database. ing the eligibility requirements of many They can be reached free the following human service systems. They can ways: coach callers on the best way to present their situation to the agency that may be able to help them and problem -solve when services are not available. More information can be found on

ter, housing, rent and utility assistance, education/2-1-1-communitylegal assistance, financial assistance, resources/. governmental assistance programs,

When there is a medical emergency, health care, employment, education we are trained to call 9-1-1. When and family support programs. Anyone there is a human services emergency, can call. Whatever your questions, call

Depending on the time of day,

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),

Dial 2-1-1 or 800-621-4636 TTY 206-461-3610 7-1-1 Relay

They are experts on food, shel-their website: http://crisisclinic.org/



Abatement Resulting from Inspections

The Section 8 Housing Choice Voucher program was created to give low- the owner is notified of the items in need income families and individuals access to of repair and given a reasonable amount sent out at the beginning of the month, decent and safe housing in the private of time to correct the deficiencies. If the any decision to abate the payment made market. HUD regulations carefully spell violation is considered life threatening, out minimum standards for the physical the repair must be made within no more condition of units subsidized by the pro- than 24 hours (examples include no hot or gram called Housing Quality Standards cold water, no electricity, exposed wiring, (HQS). The regulations require units be etc.). All other repairs will be given be- repairs be made within that time, the inspected when they first come on the tween 14 to 30 days. program and annually thereafter for as long as the unit is subsidized by the pro- by the required date, appropriate action repairs not be made and the abatement gram. (There are proposals being floated will be taken by the Housing Authority. continue for 30 days, the owner will be around to change to inspections every two While the owner is required to maintain given proper notice for termination of the years, but nothing has been adopted at the unit according to HQS, the Housing HAP contract. Any housing payment lost this time. We will keep you posted should Authority will not hold the owner responduring an abatement period will not be things change.) If, as a result of the in- sible for a breach of the HQS fail items reimbursed to the owner and the tenant spection, a unit is not in compliance with determined to be caused by the family if cannot be asked to make up the differ-HQS standards, then King County Housing they notified the family to make and/or ence. However, once our HAP contract Authority is obligated to stop payments to pay for the repairs. Failure by the owner ends, the tenant will then be responsible the unit's owner. "abatement".

Here is exactly how the process works:

Following a failed HQS inspection,

This is called to correct those fail items determined to for full rental payment from that point be their responsibility within the time forward.

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

Since the housing payment is 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 abatement will be lifted as of the date the If the repairs have not been made unit passes our inspection. Should the

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 nosmoking 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.

