

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.

Give a Veteran a Place to Live

The Veterans Affairs Supportive Housing (VASH) voucher program helps homeless veterans obtain safe, affordable housing and services. King County Housing Authority currently has the ability to serve 449 veterans through this special program, which operates similarly to other Section 8 programs in which KCHA subsidizes a portion of the rent. The difference is the addition of specialized support services for veterans. You can help veterans by offering one or more rental units.

Made possible by a partnership between the Veterans Administration (VA) and the U.S. Department of Housing and Urban Development (HUD), VASH enables not only housing assistance, but case management and clinical services provided by the VA, with the goal of



helping participants maintain healthy, productive lives.

Thanks to a strong collaboration between KCHA and the VA, this program helps homeless veterans find affordable housing, however it also requires help from the people who make the voucher program possible...our landlord partners. If you have rental unit(s) in the King County area and would like to partner with us to give a veteran a home, please contact Michelle Domenowske, Senior Housing Program Manager and VASH Program Manager for KCHA at 206-214-1342 or at michelld@kcha.org for more information about the program or contact the VA directly at 206-305-7185.

This program is also offered inside the city limits of Seattle. If you have a unit in the Seattle city limits, please contact Seattle Housing Authority at 206-239-1626.

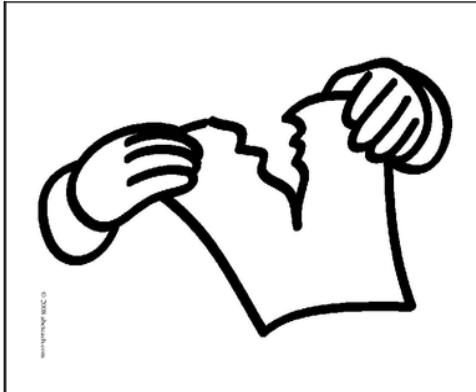
New Rent Increase Process

Please note, as a landlord you have the right to request an increase in rent once a year, however, the Housing Authority no longer reminds owners of their opportunity at the annual review. If you would like a rent increase, you may email your request to Rentrequest@kcha.org or fax it to [206-902-9830](tel:206-902-9830) or just contact the assigned case manager. A 60 day notice is required and it is very helpful if the request is made at the time of your contract anniversary date. The Housing Authority will review the requests for comparability to other similar units in the area. Please do not process an increase without prior approval from Section 8.

Housing Authority Testing Biennial Inspections

One of the main staples of the Section 8 program is the Housing Quality Standards (HQS) inspections done by the Housing Authority prior to participant move-in and annually thereafter. This frequency may be changing.

On June 25, 2014 HUD published a notice in the Federal Register allowing Housing Authorities to comply with the Housing Quality Standard (HQS) inspection by inspecting units once every two years. As part of a pilot program King County Housing Authority has opted to implement this change on a limited number of large multi-family developments.



The properties selected will have a minimum of 20 units in the same complex and will be inspected every other year. At this time, the Housing Authority will be selecting who will participate. The year in which the unit is inspected will be determined by the month in which the family moved in. Section 8 participants who

were housed in an odd number month will be selected for inspections in an odd year, and those who were housed in an even month will be inspected in an even year. All other properties will

continue to be inspected annually at this time. Letters will be sent to the selected owners and participants informing them that their unit has been included in the pilot program and will be on a biennial schedule. All parties may still request a special inspection if there are concerns regarding the maintenance and condition of the assisted unit.

During this test period, randomly chosen units will be selected for Quality Control Inspections in the non-inspection year to ensure their continued compliance with HQS.

The success of the program will be based on how well the units are maintained over the two years and will determine if this change will be implemented program wide.

Caseload Changes

As mentioned in our last newsletter, Project-based rental assistance program. The Housing Authority was in the process of redistributing the manager caseloads to even out the monthly workloads. This process was completed at the beginning of March.

Why did we do it? To improve our operations and to provide better customer service to all our participants.

How did we even out the caseloads?

Basically we broke our program into four groups: Family participants; elderly and disabled participants; those participating in special targeted programs; and those participating in the

If you only participate in the Project-based program, you will notice no difference in the program operation. Those caseworkers remained the same. If you have units in any of the other programs, there are two items that may have changed: The review date and the caseworker.

While we will still be doing family reviews every two years and elderly/disabled reviews every 3 years, some review dates had to be extended or contracted to fit the new schedule.

Since the caseloads are no longer divided by alphabet, some clients were assigned a new caseworker. We are currently working on a Landlord portal which should allow you to determine which caseworker is assigned to your client(s), however until that time, if you need to contact your tenant's caseworker, please call our main number at 206-214-1300 and the receptionist will connect you.

As always, we appreciate your continued participation and your patience as we go through these changes. If you experience any problems, please let us know.