



Multi-Tiered Payment Standards Frequently Asked Questions

1. Why did KCHA change to a 5-Tier ZIP code-based payment standard system?

In March 2016, the King County Housing Authority began transitioning from a two-tiered structure of payment standards to a multi-tiered structure based on ZIP codes. The purpose of the change is to more closely align the rent ceilings allowable under the Housing Choice Voucher program (Section 8) to the local rental market conditions across King County.

Under the new system, your payment standard will be determined by the ZIP code that the unit you are renting falls into.

2. When will I receive the new payment standards?

It depends on your housing status. Here is the earliest date you can expect to receive the new payment standards depending on your housing situation:

March 1, 2016

For households leasing their unit for the first time.

For households moving from one unit to another or porting-in from another housing authority.

April 1, 2016

For households who have reported a change in household rent, composition, or income, the new payment standards will be applied to your rent for interims effective April 1, or later.

May 1, 2016

For households not moving and who do not need to have an interim review, the new payment standards will be in effect at your next full recertification starting May 1 or later.

Rent increase interim reviews will not be effective with the new payment standard until May 1, 2016.

3. If I need the payment standards applied sooner, can I apply for a hardship?

Yes. Please follow the link for the eligibility criteria and the form:

<http://www.kcha.org/residents/vouchers/hardship/>.

4. How do I find my maximum rental amount estimate for a move?

The link to the subsidy calculator below can help you determine if the home you want to rent is affordable within the limits of the Housing Choice Voucher (Section 8) program. It can also give you a sense of how much you would pay each month, and how much KCHA would pay. Please note: The amounts can vary depending on other factors not taken into account by the calculator. Because of this, the estimates shown here are not a guarantee. You should always talk with your housing representative before making any final rental choices. Here is the link to the subsidy calculator: <http://www.kcha.org/housing/vouchers/calculator/>.

5. How do I look up what ZIP code my unit is in?

To lookup or confirm a ZIP code for a property in King County, use the USPS ZIP Code Lookup tool found here: <https://tools.usps.com/go/ZipLookupAction!input.action>.

For a mobile compatible version use the following link: <https://m.usps.com/m/ZipLookupAction>. To use this tool, enter the street address, city, and state and the tool will return the correct ZIP code.

You can then match the ZIP code to the correct tier to determine your payment standard or allowable rental amount.

6. Do you have a chart showing all the tiers and zip codes?

Yes please see our link:

http://www.kcha.org/Portals/0/PDF/Landlords/Payment_Standards_Tiers.pdf

7. What if the new payment standard in my area is lower than my current payment standard?

The Housing Authority will maintain the current payment standard if you remain in the same unit through the next full recertification.

8. Can I rent a unit that exceeds the payment standard when I move?

For new program entries, the amount a tenant pays for rent and utilities may not exceed 40% of your income. At your moving appointment, you will be given an estimate based on your income which may/may not exceed the payment standard.