

# WIN Rent Households

## KCHA's Moving to Work Rent Policy

**Updated:** 8.13.2025 with Planned Changes

### Policy Description

A household that does not qualify for EASY Rent will be placed under KCHA's WIN Rent program. Typically, WIN Rent households include at least one adult (over age 18) family member who is currently working or considered "work-able." The WIN Rent program provides residents who are employed or able to work the opportunity to increase income without an immediate impact on the monthly rent paid by the household.

Under the new calculation planned for 2026, WIN Rent households who live in KCHA's public housing communities or Section 8 households who find units at or below the payment standard will pay 31 percent or less of their income towards housing costs. Their Total Tenant Payment for housing costs (rent and estimated utilities) is determined via the Income Band Chart. Eligible childcare expenses between \$2,500 and \$10,000 may be deducted from income.

WIN Rent households participating in the Section 8 voucher program who find units *above* the payment standard may pay up to 40 percent of their income towards housing costs during the first 12 months. After that, households may elect to pay more than 40 percent of their income towards housing costs. *Note: Any rent amount that is higher than the Section 8 payment standard is the household's responsibility.*

Since 2011, KCHA has used its Moving to Work status to utilize "income bands" to group resident income and allow income to grow without a change in monthly rent.

### Policy Goals

#### EASIER TO UNDERSTAND

Rent is determined by where their income falls in the Income Band Chart

#### TRANSPARENCY

Maintain transparency of the rent process with residents, staff and community.

#### LESS BURDENSOME

Less staff time spent processing annual paperwork.

#### MINIMIZE INTRUSION

Review cycles happen every two years.

### How it Works in a Rent Calculation

Total Tenant Payment is based on an Income Band Chart up 31% of household income (currently up to 28.3%). The following examples use average income and utility allowance for households on WIN Rent.

Without Childcare Deduction	Current	Planned
Gross Annual Income:	\$28,500	\$28,500
- Childcare Deduction:	\$0	\$0
Adjusted Annual Income:	\$28,500	\$28,500
<b>Total Tenant Payment (TTP):</b>	<b>\$590</b>	<b>\$646</b>
- Utility Allowance:	- \$144	- \$144
Tenant Rent:	\$446	\$502
<i>The annual income equals \$28,500, the total tenant payment based on the income band will be \$646. The tenant rent to owner will be \$502 [\$646-\$144 utility allowance].</i>		

With Childcare Deduction	Current	Planned
Gross Annual Income:	\$28,500	\$28,500
- Childcare Deduction:	- \$7,500	- \$7,500
Adjusted Annual Income:	\$21,000	\$21,000
<b>Total Tenant Payment (TTP):</b>	<b>\$472</b>	<b>\$517</b>
- Utility Allowance:	- \$144	- \$144
Tenant Rent:	\$328	\$373
<i>The adjusted annual income equals \$21,000, the total tenant payment based on the income band will be \$517. The tenant rent to owner will be \$373 [\$517-\$144 utility allowance].</i>		

**More Resources:** Rent Policy Handbook | ACOP – 9-1 to 9-4, 10-2 to 10-6| Project-based Admin Plan – 2-20-2-21, 21-5 to 21-6, 20-4, 44-1| Tenant-based Admin Plan – 2-20, 9-7 to 9-8, 10-2 to 10-3, AA-1

## Income Bands and Total Tenant Payment for the WIN Rent Program

ADJUSTED GROSS INCOME	TOTAL TENANT PAYMENT	
	Current	Planned
Less than 1,000	Minimum Rent or \$0	Minimum Rent or \$0
1,000 - 1,999	\$ 24	\$ 26
2,000 - 2,999	\$ 47	\$ 52
3,000 - 3,999	\$ 71	\$ 78
4,000 - 4,999	\$ 94	\$ 103
5,000 - 5,999	\$ 118	\$ 129
6,000 - 6,999	\$ 142	\$ 155
7,000 - 7,999	\$ 165	\$ 181
8,000 - 8,999	\$ 189	\$ 207
9,000 - 9,999	\$ 212	\$ 233
10,000 - 12,499	\$ 236	\$ 258
12,500 - 14,999	\$ 295	\$ 323
15,000 - 17,499	\$ 354	\$ 388
17,500 - 19,999	\$ 413	\$ 452
20,000 - 22,499	\$ 472	\$ 517
22,500 - 24,999	\$ 531	\$ 581
25,000 - 29,999	\$ 590	\$ 646
30,000 - 34,999	\$ 708	\$ 775
35,000 - 39,999	\$ 825	\$ 904
40,000 - 44,999	\$ 943	\$ 1,033
45,000 - 49,999	\$ 1,061	\$ 1,163
50,000 - 54,999	\$ 1,179	\$ 1,292
55,000 - 59,999	\$ 1,297	\$ 1,421
60,000 - 64,999	\$ 1,415	\$ 1,550
65,000 - 69,999	\$ 1,533	\$ 1,679
70,000 - 74,999	\$ 1,651	\$ 1,808
75,000+	28.3% of income	31% of income

In general, Tenant Rent to owner for WIN Rent households is the applicable Total Tenant Payment from the table above minus utility allowance (Energy Assistance Supplement). If the resulting tenant rent is less than the established Minimum Rent (\$25), the Minimum Rent is applied.

In limited circumstances, property financing agreements such as through the Low-Income Housing Tax Credit program establish a maximum rent based on unit size. Where applicable, tenants will be charged the lower rent amount.