

# EASY Rent Households

## KCHA's Moving to Work Rent Policy

**Updated:** 8.12.2025 with Planned Changes

### Policy Description

An EASY Rent household includes families in which (1) all adults in the household (excluding live-in aides) are Elderly or Disabled (as defined); and (2) have no source of income, or, at least 90% of total household income is from any combination of: Social Security, SSI, Government Pension, Private or Public Pensions, and/or DSHS General Assistance.

Under the new calculation planned for 2026, EASY Rent households who live in KCHA's public housing communities or households who participate in the Section 8 voucher program and find units at or below the payment standard will pay a Total Tenant Payment of 30.7 percent of their income towards housing costs (rent and estimated utilities). Eligible medical expenses between \$2,500 and \$10,000 may be deducted from income.

EASY Rent households 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, if the client remains in the same unit, 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 2008, KCHA has used its Moving to Work status to simplify the rent calculation and income verification process for residents on fixed incomes.

### Policy Goals

#### EASIER TO UNDERSTAND

Rent will be calculated based on 30.7% of gross income.

#### 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 three years.

### How it Works in a Rent Calculation

EASY Rent will be calculated using 30.7% of a household's gross income towards rent and utilities (currently 28%). From this amount, also known as the Total Tenant Payment, the Energy Assistance Supplement (utility allowance) is deducted and the Tenant Rent is established. The following examples use average income and utility allowance for 1-person households.

No Medical Deduction	Current	Planned
Gross Annual Income:	\$13,600	\$13,600
-Medical Deduction:	- \$0	- \$0
Adjusted Annual Income:	\$13,600	\$13,600
<b>Total Tenant Payment (TTP):</b>	<b>\$317</b>	<b>\$348</b>
-Utility Allowance:	- \$71	- \$71
Tenant Rent:	\$246	\$277

*The gross annual income equals \$13,600, the monthly amount is \$1,133, so the total tenant payment will be \$348 based on 30.7% of their income. The tenant rent to owner will be \$277 [\$348 - \$71 utility allowance].*

Medical Deduction	Current	Planned
Gross Annual Income:	\$13,600	\$13,600
-Medical Deduction:	- \$5,000	- \$5,000
Adjusted Annual Income:	\$8,600	\$8,600
<b>Total Tenant Payment (TTP):</b>	<b>\$201</b>	<b>\$220</b>
-Utility Allowance:	- \$71	- \$71
Tenant Rent:	\$130	\$149

*The gross annual income equals \$13,600, minus the medical deduction = an adjusted annual income of \$8,600. The monthly adjusted amount will be \$716, so the total tenant payment is \$220 based on 30.7% of their adjusted income. The tenant rent to owner will be \$149 [\$220 - \$71 utility allowance].*

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