

Section 8, ADUs and Housing

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What is Section 8?

Section 8 is a federal housing subsidy allocated by Housing and Urban Development (HUD) through local housing authorities.

It is also called The Housing Choice Voucher

And in our case it is called Housing Access Services Program or HASP

Benefits

- * The recipient pays between 30% and 40% of their income toward rent and utilities. The housing authority pays the rest up to a payment standard set by HUD.
- * The recipient can use this voucher to rent from any private market landlord that accepts Section 8.

Benefits

- * The recipient can take their voucher with them anywhere in the United States after one year's time.
- * The recipient can keep their voucher for as long as they continue to qualify (as long as they follow the rules of the program) there are no time limits.

King County has three Housing Authorities

- * Seattle Housing Authority serves the city limits of Seattle.
- * Renton Housing Authority serves the city of Renton.
- * King County Housing Authority serves the remainder of King County.

Housing Access and Services Program (HASP)

- * King County Housing Authority's HASP program is the largest disability program of its kind in the nation.
 - * It began in January of 2000.
- 1002 people with intellectual developmental disabilities have received a voucher through this program.

How do I get Section 8 in King County?

- * If you are an adult over 18 years of age and under 62 with developmental disabilities and you have a case manager through the Developmental Disabilities Administration in King County, you may be eligible to receive a voucher through HASP.
- * Contact your DDA case manager.

Preferences?

- * In order to comply with HUD regulations you must be one of the following preferences;
- * Rent Burdened; you may more than 50% of your income toward rent
- * Homeless; you may be sofa surfing or at risk of homelessness
- * Living in Substandard housing or being displaced
- * Income is less than 30% of standard median

Reasonable Accommodation

- * Reasonable accommodation allows people with disabilities to request exceptions to the rules of the Section 8 program based on their special needs.
- * Many things possible for people with disabilities who have a Section 8 voucher.

Most Common Accommodations Requests

- * An extra bedroom for a live-in care provider
- * Shared housing
- * Porting to RHA or SHA
- * Increased Payment Standard
- * Extensions

Live -in Care Provider

If a person with disabilities needs overnight support, the housing authority may issue them an extra bedroom without considering the income of the provider.

Shared Housing

- * Shared housing is when a person with a voucher shares a house or apartment with someone who does not have a voucher, or
- * When multiple people with vouchers share a house or apartment (this allows people with disabilities to share support hours)

Renting From A Relative

- * Renting from a relative is not allowed for most people on the Section 8 program.
- * If you are a person with disabilities, you can request a reasonable accommodation to rent from a relative.
- * But, the relative cannot live in the same residence.

Most Common Denials

- * Not meeting a federal preference by making over 30% standard median not rent burdened
- * Already living in a subsidized home
- * Live in home that does not accept Section 8
- * Owing any housing authority money
- * Being evicted from project based housing

Drug Related Denials

- * Drug related Criminal Activity
- * Because Section 8 is a Federally funded program the use of Marijuana is still considered a crime under Federal Law

Finding an Accessible Home

- * Having a voucher does not mean you will find an accessible home
- * There are many websites that will list the apartment/home as accessible....
- * Kcha.org has subsidized accessible apartments
- * Housingsearchnw.com

Housing Innovations for Persons with Developmental Disabilities (HIPDD)

KCDDD has funded 48 units of affordable
housing for the people we serve.

HIPDD (Project Based Subsidy)

- * Households that are below 30 to 50% of median may apply
- * They must have a child that is a client of DSHS/DDD
- * There are units all over King County most in the Seattle Area
- * Two and Three bedrooms some with Washer and dryers in units

Locations

- * Tyree Scott 4000 MLK Way So Seattle
- * Genessee 4425 MLK Way So Seattle
- * Stone Way Apartments 1215 N 45th St Seattle
- * Rose Street Apartments 8124 Rainier Ave So Seattle
- * St Teresita Apartments 2429 SW Holden St Seattle
- * Summerwood Apartments 9805 Avondale Rd Redmond
- * One Community Commons 6512 35th Ave SW Seattle
- * Dekko Place 911 Stewart St Seattle
- * August Wilson Place 204 111th Ave NE Bellevue
- * Hirabayashi Place 442 So Main St Seattle
- * Ronald Commons Shoreline

Bellwether - Genesee



Bellwether – Stone Way



Bellwether – Stone Way



Accessory Dwelling Units (ADUs)

(Mother-in-Law Apartments)

ADUs

- * In order to be legal they must go through a permit process with the City they exist
- * Cities have different rules and guidelines
- * Tiny houses on wheels are treated like camper trailers and have to follow large vehicle guidelines
- * Research the Code before you start!
- * There are rules about the size of ADU that are different with each city and the size of your home

ADUs

- * Each Housing Authority have their own rules for ADUs as well.
- * The unit has to pass an inspection from the PHA
- * The unit must have it's own address, kitchen, bathroom, and own entrance

Contact Information

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