

ELIGIBILITY

Eligibility is determined by gross annual income of **ALL** household members.

Family Size Maximum Gross Income to be eligible for HAM Grant assistance

Family Size	Grant Assistance
1	\$63,350
2	\$72,400
3	\$81,450
4	\$90,500
5	\$97,750
6	\$105,00
7	\$112,250
8	\$119,500

Other eligibility requirements include:

- ❑ Maximum grant \$8,000.00.
- ❑ Must have a landlord tenant relationship.
- ❑ Asset limitations may apply.
- ❑ Subject to available funding.
- ❑ Unit must be occupied by a low to moderate-income tenant.
- ❑ The property must be located in an eligible King County area.
- ❑ Fair Market Rents apply



For information about other King County Housing Repair Programs or the Home Accessibility Modification Program that applies to homeowners Please call: (206) 263-9095



King County

Housing Repair Program

The Chinook Building

401 Fifth Avenue, Suite 510
Seattle, WA 98104-1818

(206) 263-9095

TTY: 711 (relay Service)

www.kingcounty.gov/housingrepair



Sign language and other communication material in alternate formats can be arranged given sufficient notice.

Please Call (206) 263-9095

Or TTY : (Relay Service)

4/17



King County

Department of Community and Human Services

Special Needs Renters



Home
Accessibility
Modification
Programs

King County Housing
Repair Programs

To Apply Call:
(206) 263-9095

Toll free 1 (800) 325-6165 TTY: 711 (Relay Service)

<http://www.kingcounty.gov/housingrepair>

Home Accessibility Modification Program



PROGRAM DESCRIPTION

The King County Home Accessibility Modification Program (HAM) provides free financial assistance for eligible tenants to make necessary modifications to their rental units.

The Fair Housing Act requires that a property owner / agent must *“permit at the expense of the special needs person, reasonable modification of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises”*.

The property owner benefits by having the property outfitted with access modifications that will benefit the special needs population. This offers a competitive advantage in marketing to a diverse population of renters.

THE PROCESS

- ❑ The Tenant provides necessary information to the King County Housing Repair Program to determine income eligibility and completes the application process.
- ❑ The County and tenant determine accessibility needs.
- ❑ Property Owner / Agent approve the proposed modifications to tenant’s residence.
- ❑ The property owner / Agent and tenant sign a Home Accessibility Modification Agreement.
- ❑ Qualified contractors bid on the scope of work.
- ❑ A contract is signed and the Notice to Proceed is issued to complete proposed work.

TYPES OF REPAIRS

- ❑ Wheelchair ramps
- ❑ Door widening
- ❑ Modifications for the hearing impaired: smoke alarms and other electronic devices.
- ❑ Grab bars
- ❑ Transfer lifts
- ❑ Roll-in showers
- ❑ Plumbing and lighting fixtures designed for the special needs consumer.