HOUSING AUTHORITY OF THE CITY OF SEDRO-WOOLLEY

For review and comment
10.30-11.29.2026

Proposed Rent Policy - Summary

As a participant in HUD's Moving to Work program, Sedro-Woolley Housing Authority (SWHA) intends to simplify the annual review and rent calculation processes – making it easier to understand and administer – and implement changes that encourage economic self-sufficiency for qualifying residents.

A two-pronged approach, described below, allows SWHA to implement policies designed to address the unique needs of households living on a fixed income (EASY RENT) as well as those considered "work-able" (WIN RENT). The following is a summary of key provisions of each approach.

Information about how to comment and the full Draft Admissions and Occupancy Policy are available at www.sedrowoolleyha.org, at the SWHA management office and by emailing PHComments@kcha.org.

EASY RENT

Simplifies requirements and reduces the frequency of resident reporting and full income reviews. Would apply to all **Hillsview residents and other elderly and disabled households** with at least 90% of income from a fixed source, such as Social Security, SSI, or a retirement pension.

- Full Income Recertifications every three (3) years instead of annually
- Automatic application of SS/SSI cost-of-living adjustment to simplify tenant reporting
- Rent set at 30.7% of income. Monthly minimum rent of $0.
- Deductions for eligible out-of-pocket medical and handicapped assistance expenses provided but grouped by bands

WIN RENT

Simplifies requirements and encourages income growth and economic self-sufficiency. Would apply to **households that do not qualify for EASY Rent**.

- Full Income Recertification every two (2) years instead of annually
- Up to two (2) interim reviews allowed during this period to address a decreased household income
- Groups Monthly Income into bands, with rent set at 31% of the low end of the applicable band. Monthly minimum rent of $250.
    - Excludes earned wages of household members under age 21 (other than head or spouse) from the rent calculation
    - Deductions for eligible out-of-pocket childcare and handicapped assistance expenses provided but grouped by bands

Both approaches include a Hardship Policy that allows review of certain unique circumstances to protect families experiencing a crisis.



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