

## 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	\$84,850
2	\$96,950
3	\$109,050
4	\$121,150
5	\$130,850
6	\$140,550
7	\$150,250
8	\$159,950

Other eligibility requirements include:

- ❑ Maximum grant \$11,000.00.
- ❑ 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 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](http://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)

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**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.