

Transfer Policy

This policy applies to all current tenants requesting transfer to another unit under the management of the Housing Authority as long as that unit is within the same program

Allowed Transfers:

1. Size of Household Composition increases or decreases.
 - a. If the household composition increases due to additional adult household members the request to Transfer will be reviewed by the Review Committee.
2. Medical, as determined by their Physician, Tribal Health Nurse or Physical Therapist.
 - a. Verified as to medical needs and limitations
 - b. Verification that the tenant can no longer reside in current unit due to medical needs and limitations.
 - c. Will be considered only for on-going conditions.
3. Emergency medical situations will go to the Housing Authority's Board of Commissioners.
4. Any other reason will be reviewed by the Review Committee. If necessary Review Committee will make recommendation to the Housing Authority's Board of Commissioners for any special circumstances.

Transfer Requirements:

Before a transfer can occur the following will be taken into consideration

1. The head of household and members of the household composition must be in good standing with the Housing Authority. **Good Standing** for these purposes is defined as:
 - a. Account is current. It is preferred that any account with the Housing Authority be paid in full. However at the time of **application ONLY** if the tenant still has an accounts receivable the account must:
 - i. Have no less than ninety (90) consecutive days of payments on a payback agreement. *NOTE* Per Capita payments are excluded from this requirement. If the tenant is only making per capita payments toward their accounts receivable, their application WILL NOT be considered until such time as they make an additional ninety (90) consecutive days payments.
 - ii. Must keep the payback agreement current while tenant is waiting for unit to become available.
 - b. At the time the tenant **is approved for a service** the previous accounts receivable MUST be paid in full.
 - c. The tenant is in compliance with their current lease.
 - d. Tenant has ability to place all required utilities in the name of the Head of Household.
 - e. Client must be on regular lease. If on Probationary Dwelling Lease, client must wait for Probationary Dwelling Lease to be completed

2. The transfer request and any information submitted along with the request and any other pertinent tenant data on file will be reviewed to determine if the applicant is in compliance with their lease and/or other information submitted **justifies** the need for a transfer. The review will include but not limited to:
 - a. Review of Payment History, lease compliance to include any lease violations and review of any service orders for the term of occupancy in current unit.
 - b. Upon completion of a walk through inspection of the unit or lease lot by a Housing Authority Inspector a value will be determined as the tenant's potential move-out expense. The applicant will be provided this amount in writing and must either pay expense in full or enter into a payment agreement.
 - c. Review of any other information that may have bearing on the decision.

Occupancy Standards

To avoid overcrowding or under housed Housing Authority units, tenants are required to inform the Housing Authority whenever there is an increase or decrease in household members through the certification process. The Certification Specialist will recommend all tenants whose household membership has changed to below the minimum or has exceeded the maximum occupancy guidelines to complete a request for transfer.

In determining the number of bedrooms needed, the Housing Authority will give consideration to the sex and age of family members, and to the documentation from a medical professional that health problems exist that require separate quarters. A child of less than two (2) years of age may occupy the same bedroom as the parent.

The occupancy guideline is as follows:

| Number of Bedrooms | Number of Occupants | |
|---------------------------|----------------------------|------------------|
| | Minimum # | Maximum # |
| 0 | 1 | 1 |
| 1 | 1 | 2 |
| 2 | 1 | 4 |
| 3 | 3 | 6 |
| 4 | 6 | 8 |
| 5 | 8 | 10 |

Transfer Requirements upon Approval

1. If a transfer application is approved the Tenant's/Lessee's name will be added to the waiting list(s) as of the date their application is complete.
2. When Tenant's/Lessee's name reaches top of waiting list Tenant's/Lessee's must still be in good standing with the Housing Authority.
3. Tenant/Lessee will be required to submit updated household information to include composition, income/assets and continued need for transfer.

4. For the LIHTC program when the Tenant's/Lessees' name reaches the top of the waiting list approval will be obtained from the appropriate syndicator to allow the transfer to occur.
5. For Programs that require that prorated rent be paid, tenant(s) are required to pay the prorated rent prior to receiving keys to the new unit or access to the new lease lot.
6. A new security deposit will be required to be paid on the new service.
7. Tenants/lessees transferring are required to pay the transfer fees for all utilities and provide the Housing Authority a copy of the new utility contract. If the Housing Authority requires a transfer then the Housing Authority will pay for all utility fees, except when the transfer is due to tenant/lessee's neglect.
8. All current lease violation points that the Tenant's/Lessees accumulated in the previous service will transfer to the lease of the current service if that program has the points system.
9. If the Tenant/Lessee does not pay the charges owed or make payment arrangements to the Housing Authority from the previous unit, the Housing Authority will terminate the current lease or service as determined by the Occupancy department.
10. When a transfer is granted and all conditions for the transfer have been met the Tenant/Lessee has two (2) weeks from the signing of the new lease to clean and vacate the previous unit or lease lot. On the fifteenth (15th) day (or the next working day) from the date of the Tenant/Lessee signs a new lease the Housing Authority will turn previous unit/lot over as vacant and any personal items left in/on the previous unit/lot will be disposed of at the Tenant's/Lessee's expense.
11. When the transfer is for medical reasons the transfer will occur as soon as a unit is available that meets the household's needs.

Approved by the Salish and Kootenai Housing Authority Board of Commissioners at a Regular Meeting on November 15, 2016.