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ARCH

(A REGIONAL COALITION FOR HOUSING)

FAMILIES AND INDIVIDUALS

AFFORDABLE EAST KING COUNTY
RENTAL HOUSING
INFORMATION AND GUIDELINES

OVERVIEW

This brochure is intended to give you a better understanding of available housing that is below market rate, in East King County. For purposes of this brochure, we have grouped affordable housing into three basic categories.

King County Housing Authority (KCHA) Managed- HUD Assisted Housing

Privately Managed - HUD Assisted Housing

Privately Managed - Non-HUD Assisted Housing

Following this overview section, there are three sections. Each section provides a more detailed description of each type of affordable housing, and a list of that type of affordable housing available in East King County. Please note that this brochure only includes rental housing available for individuals and families. ARCH has a separate brochure describing affordable housing that is reserved for seniors, as well as a separate brochure describing homeownership opportunities.

Following is a brief description of each type of below market rate housing which is followed by an explanation of how to determine your income based on the King County Median Income.

King County Housing Authority (KCHA) Managed - HUD Assisted Housing:

This is housing where households pay rent based on their income, and rents will change as income changes. Typically, HUD assisted housing (private or KCHA) gives priority to assisting households earning less than 50% of King County Median income (see below). Typically, families have to pay approximately 30% of their income for housing. The Housing Authority owns and manages these properties, and maintains a single contact office for all the KCHA properties located in East King County.

Privately Managed - HUD Assisted Housing: Privately Managed - HUD Assisted Housing developments have rents that are similar to King County Housing Authority (KCHA) - HUD Assisted Housing (see above). These complexes are privately managed. Each complex maintains its own screening process and must be contacted separately.

Privately Managed - Non-HUD Assisted Housing: This is housing which has set rent levels. Individual complexes may offer different rent levels based on your income. This housing will often have their rents go up annually with inflation, and your rent may also increase if your income substantially increases. These complexes typically have rent levels set to be affordable to households earning up to 80% of the King County Median income (see below). Each complex maintains its own screening process and must be contacted separately.

Because individual complexes often have long waiting lists, and all the developments listed in this brochure do not use a single centralized waiting list, we recommend that in your search for more affordable housing, you submit applications to several complexes that potentially meet your needs. In addition, ARCH keeps a mailing list of households needing affordable housing. ARCH notifies families and individuals on its mailing list when it learns of affordable housing opportunities.

Determining Household Income- For all affordable housing described in this brochure, eligibility is at least partially based on household income. You must be willing to provide household income information to the property manager. Different types of affordable housing will have different income limits for different size units, and your household income cannot exceed those limits. While different developments have different income limits, all use a similar process for measuring your income. They compare your income to the median (average) household income in King County for a household your size. Your income will then be determined to be a certain percentage of the King County (or Seattle Metropolitan Statistical Area) Median Income. Therefore, we recommend that the first thing you do, is to estimate what your household income is as a percentage of the King County Median Income for a household your size.

To calculate your income as a percentage of the King County Median Income do the following:

- First Step: Determine your gross household annual income _____
 - Second Step: Determine your household size _____
 - Third Step: In the following chart, determine the median income for your household size. _____
 - Fourth Step Divide your gross household annual income by the median income for your household size. (Step 1 / Step 3)
- This is your household income in terms of the King County Median Income. (See the following example) _____

2010 Income Chart By Household Size

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
2010 Median Income	\$59,920	\$68,480	\$77,040	\$85,600	\$92,448	\$99,296

Following is an example on how to estimate Household Income and household income as a percent of King County Median Income.

Example: Household has two adults (over 18 years) with two children. One adult receives social security benefits of \$955 per month and the other adult has a full time job paying \$15.00 an hour.

First Step: Determine your gross household annual income:

Adult 1	\$955 per month x 12 months =	\$11,460
Adult 2	\$15/hour x 40 hours/week x 52 weeks/year =	\$31,200
	Total	<u>\$42,660</u>

Second Step: Determine your household size

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Third Step: In the following chart, determine the median income for your household size.

\$85,600

Fourth Step: Divide your gross household annual income by the median income for your household size. (Step 1/Step 3) This is your household income in terms of the King County Median Income.

$\$42,660 / \$85,600 = 50\% \text{ of Median}$

King County Housing Authority Managed - HUD Assisted Housing
ARCH Sphere of Influence
Listing of Affordable Housing For Families and Individuals

The King County Housing Authority owns and operates developments in King County outside of Seattle financed under a variety of public programs. A number of their developments offers housing in which rents are based on household income. These developments receive assistance from the Federal Department of Housing and Urban Development (HUD). Typically, a tenant's portion of the rent is 30% of the resident's monthly income. Families who meet certain specified guidelines (e.g. face potential eviction or earn less than 50% of the King County Median Income) may receive priority for residency by the Housing Authority. The Housing Authority maintains separate waiting lists for three subareas of the County. Applicants are offered the first available unit within the subarea that they are on the waiting list. The table below lists projects in east King County owned by the King County Housing Authority, their location and type of units available. For more information regarding developments operated by the Housing Authority in each subarea, contact:

Eastside Office, (206) 574-1140
Southeast Office, (206) 351-4360
Northend Office, (206) 574-1240

For more information and an application, please visit www.kcha.org

HUD Section 8 Certificate/Voucher Program. In addition to developments operated by the Housing Authority, the Housing Authority administers HUD's Section 8 Certificate/Voucher program. Generally, Section 8 Certificate and Voucher tenants are required to rent privately owned apartment units which do not exceed HUD's fair market rent guidelines based on size and locality. A tenant is required to pay at least 30% of their monthly income toward rent. The balance between the tenant's rent payment and the fair market rent is subsidized by HUD. Income eligibility levels are similar to those listed above for other Housing Authority Programs. This program is administered in a separate office of the Housing Authority. This program only accepts applications for its waiting list during specified periods. For more information on the Section 8 certificate/voucher program contact: (206) 214-1300 extension 6.

**KING COUNTY HOUSING AUTHORITY MANAGED
HUD ASSISTED HOUSING**

City	Name	Address	Units	1-Bdrm	2-Bdrm	3-Bdrm
Bellevue	College Place	1249 145th Place SE	51		X	X
Bellevue	Eastside Terrace	704 147th Place NE	50	X	X	X
Bellevue	Hidden Village	14508 SE 24th Street	78	X	X	X
Bellevue	Newport Apartments	12646 SE 42nd Street	23	X	X	X
Bellevue	Scattered Site Houses	Scattered Sites	8			X
Bellevue	Spiritwood Manor	1424 148th Avenue SE	130	X	X	X
Kenmore	Green Leaf Apartments	16714 68 th Avenue NE	27		X	X
Kirkland	Cedarwood	14415 123rd Lane NE	25		X	X
Kirkland	Juanita Court	9926 NE 126 th	30		X	X
Kirkland	Juanita Trace	13137 107th Place NE	39		X	X
Kirkland	Kirkwood Terrace	11925 NE 81st Circle	28		X	X
Kirkland	Slater Park	12604 & 12611 NE 119th	5			
Redmond	Avondale Manor	17107 NE 80th Street	20		X	X
Redmond	Forest Grove	8350 167th Avenue NE	25		X	X
Redmond	Parkway	3970 W. Lk Samm. Pkwy	41	X	X	X
Woodinville	Wellswood	18100 142nd Ave NE	30		X	X

Privately Managed - HUD Assisted Housing
ARCH Sphere of Influence
 Listing of Affordable Housing for Families and Individuals

In addition to HUD assisted housing that is operated by the King County Housing Authority, there are other HUD assisted housing developments that are independently operated by private owners. These developments essentially follow the same income and rent guidelines as the HUD assisted housing operated by the Housing Authority. In some of these complexes only a portion of the units are HUD subsidized, with the balance being conventional rental units. Each of these developments uses its own process for selecting tenants. Therefore, each privately operated complex should be contacted directly. Following is a list of privately operated housing located in East King County in which all or a portion of the units are HUD assisted.

PRIVATELY MANAGED - HUD ASSISTED HOUSING							
City	Name	Address and Telephone	Total Units	Affordable Units	1-Bdrm	2-Bdrm	3-Bdrm
Bellevue	Eastwood Square	14511 NE 35th St 425/881-2064	48	48		X	X
Bellevue	Wildwood Court	434 102nd Avenue SE 425/454-1260	36	36		X	X
Bothell	Alpine Ridge	14469 Simonds Road NE 425/488-7252	42	19		X	X
Bothell	Heritage Park Apts	9826 NE 190th 425/483-1237	77	36	X	X	
Issaquah	Mine Hill	245 SW Clark St 425/392-2580	27	27	X	X	X
Kirkland	Juanita View	11807 101st Place NE 425/823-9906	94	94	X	X	X
Kirkland	Kirkland Heights	13319 NE 133rd St 425/821-2228	180	180		X	X
Kirkland	Westwood Square	10027 NE 138th Place 425/821-3475	70	14		X	X

**Privately Managed - Non-HUD Assisted Housing
ARCH Sphere of Influence**
Listing of Affordable Housing For Families and Individuals

Other local, State and Federal programs are used to provide rental housing with maximum rents that are typically less than market rent levels. In these complexes, rents are fixed at a specific level, and rent increases are tied to changes in the region's median income. Rents are based on a general formula and are not based on the resident's actual income. Therefore, if your income were to decrease, your rent would not decrease. Because these complexes have been funded by a variety of programs, each with its own rules, the rules and guidelines vary for different complexes. Therefore it is important to ask the operator of each project the guidelines and rules they operate under. These complexes may be operated by private, non-profit or public (housing authority) owners, each of whom may have different management rules. The chart on the following pages lists projects in East King County in which all or a portion of their units have some type of affordability restriction. While the chart tries to give basic information on the types of units and general affordability levels, actual rents and income limits vary because of different funders' requirements.

Income Guidelines and Rental Costs for 2010									
Affordability Threshold		80% Median		60% Median		50% Median		40% Median	
Unit	Utility Allowance	Income*	Rent	Income*	Rent	Income*	Rent	Income*	Rent
Studio	\$37	\$47,936	\$1,198	\$35,952	\$899	\$29,960	\$749	\$23,968	\$599
1 Bdrm	\$55	\$54,784	\$1,370	\$41,088	\$1,027	\$34,240	\$856	\$27,392	\$685
2 Bdrm	\$73	\$61,632	\$1,541	\$46,224	\$1,156	\$38,520	\$963	\$30,816	\$770
3 Bdrm	\$92	\$68,480	\$1,712	\$51,360	\$1,284	\$42,800	\$1,070	\$34,240	\$856
4 Bdrm	\$110	\$73,958	\$1,849	\$55,469	\$1,387	\$46,224	\$1,156	\$36,979	\$924
*Income figures represent the maximum annual household income to be eligible for each type of unit. For example, household cannot have an income greater than \$46,224 to eligible for a two bedroom unit affordable at 60% of median income.									

The Income Guideline and Rental Costs chart above can be used only as a rough reference. Each of the following complexes may have additional guidelines and/or restrictions based on the source of funding and household size which will result in different income and /or rent restrictions. The Guideline is based on the 2010 King County / Seattle MSA Median Income of \$85,600 per year for a household with four persons. The monthly rent figures include a utility allowance and that allowance amount should be subtracted if the utilities are paid by the tenant.

PRIVATELY MANAGED – Non-HUD ASSISTED HOUSING

DEVELOPMENT INFORMATION		UNIT QUANTITY		AFFORDABILITY LEVEL				UNIT SIZE AVAILABILITY				
City	Name	Total Units	Affordable Units	Up To 40%	Up To 50%	Up To 60%	Up To 80%	S	1	2	3	4
Bellevue	Cascadian Apartments 425/747-3567 15517 NE 12 th St	198	178			178			X	X		
Bellevue	Andrew's Heights 425/957-4742 4145 131 st Ave. SE	24	24		24					X	X	X
Bellevue	Chalet 425/957-4742 2627 148 th Ave. SE	18	18	9	6	3				X		
Bellevue	Garden Grove 425/865-0887 1027 140 th Ave. SE	18	18		9	9			X	X		
Bellevue	Glendale Apts 425/454-4535 12640 NE 10 th Place	82	82		41	25	16		X	X		
Bellevue	Redmond Park 425/881-6325 14700 NE 35 th Street	96	24				24			X	X	
Bellevue	Somerset Gardens 425/883-2222 14700 NE 29 th Place	198	198	24	78	96			X	X	X	
Bellevue	Pacific Inn Apartments 425/688-8001 225 112 th Ave. NE	118	118	7	19		92	X				
Bellevue	Park Highlands 425/454-8077 224 – 410 118 th Ave SE	198	41			13	28	X	X	X	X	
Bothell	Easternwood Family Hsg LATCH 425/398-8648 9817 NE 190 th Street	18	18		18				X	X	X	

DEVELOPMENT INFORMATION		UNIT QUANTITY		AFFORDABILITY LEVEL				UNIT SIZE AVAILABILITY				
City	Name	Total Units	Affordable Units	Up To 40%	Up To 50%	Up To 60%	Up To 80%	S	1	2	3	4
Issaquah	Andrew's Arms 425/427-8387 820 Front Street South	14	14		14				X			
Issaquah	Gilman Meadows 425/392-0570 360 NW Dogwood	125	25		25					X		
Issaquah	Highland Gardens 425/427-8387 4575 Klahanie Drive SE	51	50	26	10	14			X	X	X	
Issaquah	Johnson Hill Apt 425/392-2580 280 SW Clark Street	38	38		28	10				X	X	
Issaquah	Lauren Heights 425/391-5004 1660 24 th Place NE	51	50	20	25	5			X	X	X	
Issaquah	Rose Crest at Talus 425/392-8690 341 Shangri La Way NW	50	50	25	15	10			X	X	X	X
Kenmore	Heron Run 425/398-1688 7023 NE 182 nd St.	46	46	46					X	X	X	
Kenmore	Northlake Grove LATCH 425/398-8648 18725 68 th Ave. NE	24	24	24					X	X	X	X

DEVELOPMENT INFORMATION		UNIT QUANTITY		AFFORDABILITY LEVEL				UNIT SIZE AVAILABILITY				
City	Name	Total Units	Affordable Units	Up To 40%	Up To 50%	Up To 60%	Up To 80%	S	1	2	3	4
Kirkland	Crestline Apartments 425/814-6112 13248 135 th Ave. NE	22	21		6	15				X	X	
Kirkland	Plum Court 425/827-3703 451 4 th Ave S	66	64	24	31	5			X	X	X	
Kirkland	Salisbury Court KITH 425/576-9531 10023 NE 120 th Street	12	12		12				X	X		
Redmond	Heritage Woods 425/882-3699 16518 NE 91 st Street	60	59		59				X	X		
Redmond	Red160 425/883-1160 16015 Cleveland St.	250	25				25	X	X	X		
Redmond	Riverpark 866/919-9782 15803 Bear Creek Parkway #100	319	32				32	X	X	X	X	
Redmond	Summerwood 425/881-7253 9805 Avondale Rd NE	118	111	45	56	10			X	X	X	X
Redmond	Terrace Hills 425/822-6288 8704 164 th Ave NE	18	18	2	16					X	X	
Redmond	Veloce 425/882-0103 8102 161 st Ave NE	322	64				64	X	X	X		

DEVELOPMENT INFORMATION		UNIT QUANTITY		AFFORDABILITY LEVEL				UNIT SIZE AVAILABILITY				
City	Name	Total Units	Affordable Units	Up To 40%	Up To 50%	Up To 60%	Up To 80%	S	1	2	3	4
Redmond	Village at Overlake Station 425/746-3338 2630 152 nd Ave NE	309	309		10	299		X	X	X	X	
Woodinville	Greenbrier Heights 425/424-8882 18746 NE 144 th Ave	50	49	21	26	2			X	X	X	X