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ARCH

(A REGIONAL COALITION FOR HOUSING)

SENIORS

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 seniors.

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)

2009 Income Chart By Household Size

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
2009 Median Income	\$59,010	\$67,440	\$75,870	\$84,300	\$91,044	\$97,788

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/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 4

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

\$84,300

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.

$\$42,660 / \$84,300 = .51$ or 51% of Median

King County Housing Authority Managed - HUD Assisted Housing
ARCH Sphere of Influence
 Listing of Affordable Housing for Seniors

The King County Housing Authority owns and operates developments in King County outside of Seattle financed under a variety of public programs. Several of their developments offer 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
 Preservation Program (206) 315-4382

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.

City	Name	KCHA Area Office	Development Address	Total Units	1-Bdrm
Bothell	Northlake House	Eastside Area Office	18219 96th Northeast	38	X
Kenmore	Northwood	Northend Area Office	18128 73rd Avenue	34	X
Issaquah	Eastridge House	Southeast Area Office	120 Sunset Way West	40	X
Kirkland	Casa Juanita	Eastside Area Office	9832 Northeast 120th Place	80	X
Redmond	Forest Glen	Eastside Area Office	8610 164th Northeast	40	X

Privately Managed - HUD Assisted Housing
ARCH Sphere of Influence
 Listing of Affordable Housing for Seniors

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 goes through it's own process for selecting tenants. Therefore, each privately operated complex should be contacted directly. Following is list of privately operated housing located in east King County in which all or a portion of the units are HUD assisted.

City	Name	Address and Telephone	Total Units	Affordable Units	1-Bdrm	2-Bdrm
Bellevue	Bellevue Manor	143 Bellevue Way 425/455-9844	65	65	X	
Bellevue	Elbert House	16000 Northeast 8th Street 425/747-5111	50	50	X	
Issaquah	Hutchinson House	105 Mountain Park Boulevard, Southwest 425/392-9139	90	90	X	
Issaquah	Issaquah Gardens	885 2nd Avenue, Northwest 425/837-0716	21	21	X	
Kirkland	Kirkland Plaza	320 6th Avenue 425/822-6288	24	24	X	
Mercer Island	Ellsworth House	2720 76th Avenue, Southeast 206/232-7447	59	59	X	
Redmond	Emma McRedmond Manor	7960 169th Northeast 425/869-2424	32	32	X	X
Redmond	Patricia Harris Manor	16307 Northeast 81st Street 425/881-5619	40	40	X	

Privately Managed - Non-HUD Assisted Housing
ARCH Sphere of Influence
 Listing of Affordable Housing for Seniors

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 page(s) 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 2009									
Affordability Threshold		80% Median		60% Median		50% Median		40% Median	
Unit	Utility Allowance	Income*	Rent	Income*	Rent	Income*	Rent	Income*	Rent
Studio	\$37	\$47,208	\$1,180	\$35,406	\$885	\$29,505	\$738	\$23,604	\$590
1 Bdrm	\$56	\$53,952	\$1,349	\$40,464	\$1,012	\$33,720	\$843	\$26,976	\$674
2 Bdrm	\$74	\$60,696	\$1,517	\$45,522	\$1,138	\$37,935	\$948	\$30,348	\$759
3 Bdrm	\$93	\$67,440	\$1,686	\$50,580	\$1,268	\$42,150	\$1,054	\$33,720	\$843
4 Bdrm	\$111	\$72,835	\$1,821	\$54,626	\$1,366	\$45,522	\$1,138	\$36,418	\$910

*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 \$45,522 to be 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 2009 King County / Seattle MSA Median Income of \$84,300 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

City	Name / Address / Telephone	Total Units	Affordable Units	Up to 40%	Up to 50%	Up to 60%	Up to 80%	Studio	1 Bed	2 Bed
Bellevue	Ashwood Court – 425/455-9473 11018 NE 11th St	50	50	26		24			X	X
Bellevue	Brandenwood - 425/885-6134 14520 Northeast 40th Street	60	60	12		48			X	X
Bellevue	Cambridge Court Apts 425/562-1228 15220 Main Street	20	20		20					
Bellevue	Evergreen Court Apts. 900 124th Ave NE 425/455-4333	64	64	10	24	30		X	X	X
Bellevue	Garden Club - 425/643-7111 13350 Southeast 26th Street	106	22		6		16	X		
Bellevue	Park Highland - 425/454-8077 224 - 410 118th Avenue, Southeast	51	41			41			X	
Bothell	Riverside Landing - 425/488-0574 10130 W. Riverside Drive	50	49		18	31			X	X
Bellevue	Vasa Creek Woods 425/641-6060 15401 SE Newport Way	50	50	50				X	X	X
Kenmore	Heron Landing 425/398-1688 7025 NE 182 nd Street	50	50		50					
Kenmore	The Sequoias - 425/483-5244 7111 NE 181 st	57	57					X	X	X

City	Name / Address / Telephone	Total Units	Affordable Units	Up to 40%	Up to 50%	Up to 60%	Up to 80%	Studio	1 Bed	2 Bed
Kirkland	Woodlands - 425/827-6220 9224 Slater Ave NE	110	110		18	92			X	X
Redmond	Emerald Heights – 425/556-8100 10901 176 th Circle, NE	335	39				39			
Redmond	The Reunion – 425/898-8029 11315 Trilogy Pkwy NE	322	245				245		X	X
Woodinville	Greenbrier Heights – 425/481-4497 14390 NE 189 th Place	50	49	24	25				X	X