

Housing Resource & FAQ's

Compiled by Sound Generation's PATHWAYS

Last updated 5/27/2025



We are facing an affordable housing crisis in King County. If you have come to us looking for housing resources, you are not alone. We have compiled a thorough list of questions and resources addressing everything from cost of senior housing to tenant rights information to legal and financial assistance programs. We encourage you to read the list before contacting us. If the information you are seeking does not appear below, please give us a call at (206)448-3110 or toll-free at (888)435-3377.

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Q. What is the average cost of senior housing in King County?

In general, there are 3 types of affordable housing. Tax credit, housing choice vouchers (formerly Section 8), and subsidized.

Housing Choice Vouchers and Subsidized would charge about 30%-40% of someone's income for rent.

Tax credit properties offer rent about 25% less than market rate, with rents anywhere from \$900 to \$1500 a month.

Subsidized buildings and Housing Choice Vouchers usually have 2-7 year wait lists and tax credit properties which are considered affordable (about 25% less than market rate) you can usually get into right away. Every housing authority and group has different application processes and wait lists.

Please see "[Q. How can I receive a Housing Choice Voucher \(Formerly Section 8\)](#)" and "[Q. How can I receive a subsidized housing?](#)" below for more information.

Q. What is the difference between all the affordable housing options?

Please see the answer to above "[Q. What is the average cost of senior housing in King County?](#)" above which additionally breaks down the different types of housing options.

Q. What is subsidized housing and how can I become a resident?

Subsidized Housing are apartment buildings owned and managed by [Public Housing Authorities](#). They allow low-income households to pay rent that is 30%-40% of their income.

King County has three Public Housing Authorities, [King County Housing Authority](#), [Seattle Housing Authority](#), and [Renton Housing Authority](#).

Waitlist statuses (Updated April 2025):

- **Renton Housing Authority** does not have an open waitlist for subsidized housing. They are *not* accepting new applications.

- **King County Housing Authority** does not have an open waitlist for subsidized housing. They are *not* accepting new applications.
- **Seattle Housing Authority** *is* accepting new applications for subsidized housing. They are using a lottery-based system that selects randomly from the pool of applicants as vouchers become available. Application information can be found [here](#).

Unfortunately, we have seen it take years for an applicant to receive a subsidized apartment. Consider applying for a housing choice voucher but while also pursuing and securing an alternative housing option in the interim.

Q. What is and how can I receive a Housing Choice Voucher (Formerly Section 8)?

Housing Choice Vouchers are distributed by [Public Housing Authorities](#). They allow low-income households to pay rent that is 30%-40% of their income, while the Public Housing Authority covers the remainder.

King County has three Public Housing Authorities, [King County Housing Authority](#), [Seattle Housing Authority](#), and [Renton Housing Authority](#).

Waitlist statuses (Updated April 2025):

- **Renton Housing Authority** does not have an open waitlist for Housing Choice Vouchers. They are *not* accepting new applications.
- **King County Housing Authority** does not have an open waitlist for Housing Choice Vouchers. They are *not* accepting new applications.
- **Seattle Housing Authority** *is* accepting new applications. They are using a lottery-based system that selects randomly from the pool of applicants as vouchers become available. Application information can be found [here](#).

Unfortunately, we have seen it take years for an applicant to receive a voucher. Consider applying for a housing choice voucher but also pursuing and securing an alternative housing option in the interim.

Q. How old do I have to be to live in affordable senior housing?

The answer to this question is largely dependent on the property. Generally speaking, tax credit properties and market communities will start at 55 and Public Housing Authorities generally start at 62.

Q. I'm being evicted. What do I do?

Sound Generations does not have legal support for evictions or funds for rental assistance. Consider starting with a legal program or tenants' rights resource that specializes in evictions. Here are some options available to the community that our Senior Rights Assistance program compiled:

- **Eastside Legal Assistance Program (East King County)**
Provides housing and eviction legal clinics, plus their Housing Stability unit which helps tenants facing eviction or experiencing other legal issues affecting their ability to keep their housing. **Housing Stability is an extremely high-demand program.** Services can sometimes have long wait times and they may close to new clients at times. ELAP is for low-income clients only – income limits can be found on their website.
 - Website: <https://www.elap.org>
 - Phone: 425-747-7274 (English) // 425-620-2778 (Español)
- **Housing Justice Project**
A King County Bar Association (KCBA) pro bono legal project offering free legal assistance to renters facing eviction in King County.
 - Website: <https://www.kcba.org/?pg=Housing-Justice-Project>
 - Phone: must call King Co Tenant Resource Line at 206-580-0762
 - Email: hjpstaff@kcba.org
 - Physical Locations: website indicates that potential clients can drop in at the Housing Justice Project offices at the King County Courthouse in Seattle and the Regional Justice Center in Kent if they are unable to contact by email or phone.
 - **Seattle: 516 Third Avenue, Room W314, Seattle WA 98104**
Monday – Friday, 9AM to 12PM
 - **Kent: 401 Fourth Avenue North, Room 1281, Kent WA 98032**
Monday – Friday, 9AM to 12PM
- **Solid Ground Tenant Services Message Line**

Solid Ground Tenant Counselors can consult with callers by phone. Tenant counselors are trained advocates and not attorneys. They do not provide legal advice. Must leave a message, not answered live. Messages must be left on Mondays or Thursdays only between 10:30AM and 1:30PM and they will return the call ASAP. For legal advice related to public benefits for housing, contact Solid Ground's Benefits Legal Help program instead.

- *Phone:* 206-694-6767 (Mon + Thurs, 10:30AM-1:30PM)

- **Tenant Law Center**

Catholic Community Services legal resource program for low-income tenants facing eviction or subsidy termination. Intakes must go through King Co Tenant Resource Line.

- *Website:* <https://ccsww.org/get-help/specialized-services/tenant-law-center/>
- *Phone:* must call King Co Tenant Resource Line at 206-580-0762

- **Tenant Union of Washington**

Offers education and counseling on the rights of renters in WA. Hotline workers are trained advocates and not attorneys. They cannot provide legal advice. Phone number is for Tenants Rights Hotline, hours: M-W 10-12:30/1:30-4; Thurs 10-12:30; Fri 10-12:30/1:30-4; Sat 11-3.

- *Website:* www.tenantsunion.org
- *Phone:* 206-723-0500

Q. What if I'm rent burdened?

With housing costs rising at a faster rate than income, you are not alone here.

Consider the options below for possible relief even if limited. You may be able to lower the cost of other expenses to free up your budget with programs like:

- Utility Assistance - [Low Income Energy and Heating Assistance Fund \(LIHEAP\)](#)
- Food Assistance – [Basic Food Benefits](#) (formerly EBT or food stamps), [food banks](#), [community dining](#), [Meals on Wheels](#), [Farmer's Market Vouchers](#)
- Transportation – [Hyde Shuttle](#), [Volunteer Transportation Services](#), [Metro ACCESS](#), [discounted ORCA card](#)
- Insurance/Healthcare – [Medicare Savings Program](#), [Medicaid Apple Health](#)

Another option could be supplementing/increasing your income with compatible employment. [Seattle-King County Work Source Job Seeker Services](#) offers personalized support in this area.

Additionally, see above answers to questions regarding subsidized housing and housing choice vouchers. These programs have long waitlists but could provide possible relief in the future.

Q. How do I advocate for better housing resources and more affordable housing?

Please check with advocacy-focused community organizations like the ones below:

- [Housing Consortium](#)
- [Seattle/King County Coalition on Homelessness](#)
- [Community Roots Housing](#)

Q. How do I find affordable housing with vacancies?

Listing sites like apartments.com and Zillow.com have filters for income restricted housing.

If you already have a housing choice voucher, check with your public housing authority provider about internal listings.

Non-profit-owned Tax Credit properties will typically have their own listing sites. These will usually show active vacancies which makes navigation easier:

- [Community Roots Housing](#)
- [Low Income Housing Institute](#)
- [Sustainable Housing for Ageless Generations \(SHAG\)](#)
- [Roost Affordable Housing Search](#)
- [ARCH Housing](#)

Q. How can I find a housing case manager?

There is an unfortunate gap in available case management services in King County. Pathways is unable to provide case management for housing navigation and we have been unable to find reliable referrals for housing case management without compounding complex needs such as the ones below.

If you are homeless: [Coordinated Entry For All](#) is the gateway to many housing stability programs in King County. Coordinated Entry case managers can refer to programs such as shelters, transitional, or supportive housing that only accept referrals from coordinated entry. To enroll, schedule an appointment at your local [Regional Access Point](#).

If you are fleeing domestic violence: Programs available will be location dependent. Check with [Lifewire](#) (24-Hour Hotline: [1-800-799-SAFE \(7233\)](tel:1-800-799-SAFE) or Text "START" to 88788) for a referral to your local provider.

If you are experiencing complex mental illness: [NAVOS](#) provides wraparound services for Medicaid-covered older adults including a housing program. [206 248 8226](tel:2062488226)

Q. Does Sound Generations have rental assistance funds?

No. Unfortunately, Sound Generations does not have funds for rental assistance. Please see below “**Q. What options do I have if I can’t afford move-in costs?**” for programs that offer emergency financial assistance related to housing.

Q. How do I find housing that accepts pets?

Listing sites like apartments.com and Zillow.com have filters for pet accepted housing. Keep in mind, most properties will require an additional pet deposit and some will require an additional pet rent.

Q. What if my income is not 1.5x or 2x rent as most applications require?

This is an extremely unfortunate circumstance that many older adults and adults with disabilities are experiencing in King County. You are *not* alone.

Solutions to consider:

Increasing income with employment: [Seattle-King County Work Source Job Seeker Services](#) offers personalized support for adults pursuing employment. This includes specializing in older adults re-entering the job market, disability employment support, lay-off support, and re-entry.

House sharing or room mating: Sharing the rent burden with likeminded individuals can open opportunities for housing needs that require a short turnaround, tight budgets, or application barriers. It can also be a great way to build community and create supportive connections. Below are some listing sites that can be used for this type of housing search.

- **Spare Room:** https://www.spareroom.com/rooms-for-rent/seattle?sort_by=price_low_to_high
- **Roomster:** <https://roomster.com/rooms-for-rent/seattle>

- **HotPads:** <https://hotpads.com/seattle-wa/rooms-for-rent>
- **Roomies:** <https://www.roomies.com/rooms/seattle-washington/search?minimum-rent=&maximum-rent=700>
- **Bungalow:** <https://bungalow.com/rooms-for-rent/seattle>

Concerns about scams? Here is a helpful [article](#) with things to consider and look out for.

Q. I am disabled and need ADA accommodations. How do I find a compatible apartment?

Affordable senior housing will offer typical ADA modifications in their apartment buildings.

If you are under 55+ and this option is not available to you, most apartment listing sites like apartments.com or apartmentlist.com offer ADA filters when searching.

Q. What if I have poor credit, past evictions, or other barriers that prevent applications from being approved?

[Byrd Barr Place](#) offers a program call [Community Connector](#) that helps address these barriers. Please fill out their intake form found [here](#).

Q. What options do I have if I can't afford move-in costs?

Depending on the area you are moving, there *may* be a program that offers financial support for move in costs. Keep in mind, these programs receive an extremely high volume of applications and have limited funding. They may not be able to provide relief or support in a timely manner.

South King County

- **Multi Service Center – [Rent and emergency financial assistance](#)**
 - To apply: Call 253-893-0024 on the first Tuesday of the month between 9 a.m. to noon. Funds are limited. Unfortunately, due to the high volume of phone calls, you may receive a busy signal. Please keep trying to get through. Once you are connected, please remain on the line until your call is answered. Calls are answered in the order received.
 - OR visit the link above to find your city and apply online.

East King County

- **Hopelink – [Financial Assistance](#)**
 - Households who are low-income and living in Hopelink’s service area can contact one of their [service centers](#) to be entered into a request log. They collect requests and draw via a randomized pull from that monthly list as funding is available.
- **Issaquah Community Services – [Emergency Assistance](#)**
 - All new and returning clients must **fill out their online [Emergency Assistance Application](#)**. This can be done on a computer or smart phone. If you do not have internet access, please contact the ICS office via phone at 425-837-3125 or send an email to help@issaquahcommunityservices.org.
- **4tomorrow – [Life Services/Financial Assistance](#)**
 - Email: info@4tomorrowtoday.org
 - Phone: [425-891-0346](tel:425-891-0346)

Seattle

- **Jewish Family Service – [Financial Assistance](#)**
 - [Fill out the online application on a Monday](#). The application is only open on Mondays, 9:00 a.m. – 5:00 p.m.
 - Watch your email. They will email you by the Thursday after you apply to let you know the status of your application
- **[Rainier Valley Food Bank Helpline](#) (98118, 98144, 98108 only)**
 - Applications are due by the second Tuesday of each month (applications submitted after will go into the following month). You will be notified within the third week of the month if your funding request has been granted, and funding will be sent on the fourth week of the month. [Online Application](#)
- **[West Seattle Food Bank](#) (98106, 98116, 98126, 98136, 98146*, or 98168*)**
 - To apply, call the WSFB Hotline (206-932-4357) and leave a message between the 1st and 7th of the month.
 - An intake volunteer will follow up with you to complete an application over the phone. Applications take 5-10 minutes and you will need basic information about your household such as your address, monthly rent amount, types of income sources and monthly income amount.
 - Applications for emergency financial assistance are also available online upon request or in-person at the Food Bank.
- **North Helpline – [Financial Assistance](#) (98125, 98133, 98155, or 98177 OR moving into those areas)**
 - Bring all of the Required Documents and proof of ID to our office during food bank hours at our Lake city or Bitter Lake service sites

- OR email all documents and information listed on the application checklist below and a photo of your ID to CS@northhelpline.org.
- You will receive confirmation if your application is complete, and you have been entered into the lottery.

Q. I've found an apartment, but I have no one to help pack or move. What do I do?

There are no easy answers here. You may consider checking in with the resources above for possible financial assistance hiring movers, your neighborhood or future neighborhood church, friends or neighbors.

Q. I don't have a computer or have trouble navigating computers. How do I find housing?

Check with your local [senior center](#). Many have computer labs and tech support available to the community. Many also have a social worker on site who can assist you.

Check with your local library. With a library card, computers can be used for free. [Seattle Public Libraries](#) are offering in-person social support at each location.

Consider checking-in with a family member, friend, or neighbor as well.

Q. I am homeless and need shelter or supportive housing. How do I find them or obtain a referral?

[Coordinated Entry For All](#) is the gateway to many housing stability programs in King County. Coordinated Entry case managers are able to refer to programs such as shelters, transitional, or supportive housing that only accept referrals from coordinated entry.

To enroll, schedule an appointment at your local [Regional Access Point](#).

Q. I'm having a problem with my landlord, apartment building, or property manager. What do I do?

Please check-in with a legal or tenant services resource that specializes in housing issues or tenant resources:

Eastside Legal Assistance Program (ELAP)

Has housing and eviction legal clinics, plus their Housing Stability unit which helps tenants facing eviction or experiencing other legal issues affecting their ability to keep their housing. **Housing Stability is an extremely high-demand program.** Services can sometimes have long wait times and they may close to new clients at times. ELAP is for low-income clients only – income limits can be found on their website.

- Website: <https://www.elap.org>
- Phone: 425-747-7274 (English) // 425-620-2778 (Español)

Fair Housing Center of Washington

Nonprofit agency providing fair housing education, outreach, and enforcement services. Can investigate complaints of illegal housing discrimination. Complaints must be filed online.

- Website: <https://fhcWASHINGTON.org/>

Housing Justice Project

A KCBA pro bono legal project offering free legal assistance to renters facing eviction in King County.

- Website: <https://www.kcba.org/?pg=Housing-Justice-Project>
- Phone: *must call King Co Tenant Resource Line at 206-580-0762*
- Email: hjpstaff@kcba.org
- Physical Locations: website indicates that potential clients can drop in at the Housing Justice Project offices at the King County Courthouse in Seattle and the Regional Justice Center in Kent if they are unable to contact by email or phone.
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Renting in Seattle

In the city of Seattle, landlords are legally required to provide tenants with the city's Renter's Handbook. This must be a printed copy provided when the tenant signs their rental agreement. Seattle also has a Renting in Seattle helpline for questions from Seattle tenants.

- Website: <https://www.seattle.gov/rentinginseattle/housing-providers/moving-a-tenant-in/renters-handbook>
- *Renting in Seattle Helpline:* 206-684-5700

Seattle Department of Construction & Inspections – Code Compliance

The Code Compliance division ensures that rental housing is registered and code-compliant and investigates complaints that landlords have violated city tenant protections including withholding deposits and unlawful evictions. Call the complaint line or send a question through their online form.

- Website: <https://www.seattle.gov/sdci/about-us/who-we-are/code-compliance>
- Phone: 206-615-0808

Solid Ground Tenant Services Message Line

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Offers education and counseling on the rights of renters in WA. Not legal advice, hotline workers are trained advocates and not attorneys. Phone number is for Tenants Rights Hotline, hours: M-W 10-12:30/1:30-4; Thurs 10-12:30; Fri 10-12:30/1:30-4; Sat 11-3.

- *Website:* www.tenantsunion.org
- *Phone:* 206-723-0500