

# **Subsidized & Low-Income Housing Agencies in King County**

You have contacted our office requesting information on the various subsidized housing programs available for seniors and people with disabilities in King County. This information packet will give you basic information on the programs available, as well as eligibility information and contact numbers. For more detailed information contact Information & Assistance or contact the agencies directly.



**Pathways  
Information  
& Assistance**

2208 Second Ave. Ste 100  
Seattle, WA 98121  
206.448-3110

# INTRODUCTION

We developed this guide to help you find low income and/or subsidized permanent housing. The guide lists major housing authorities and organizations that own or manage properties in King County with a brief explanation of their programs and contact information. Each program has its own eligibility requirements and application process.

We have also listed several general apartment locator websites if you would like to search for available units.

When contacting a program or individual property manager, here are some general questions you may want to ask:

Questions:

- 1) Do you have a vacancy?
- 2) Is there a waiting list?
- 3) How do I apply for an apartment?
- 4) How is rent determined? ( fixed amount or percentage of income)
- 5) What would make me ineligible for one of your units? (criminal background check, credit check, previous evictions)

Other considerations (pets, smoking, ADA accessible units)

There are many free resources available to help you work through issues that may be a barrier to your housing search, such as, financial (debt, bankruptcy) or legal issues (housing discrimination), tenants' rights and more. Contact Pathways Information & Assistance (206) 448-3110 to find out more about these resources

In general, low income and subsidized housing income limits follow the U.S. Dept. of Housing and Urban Development (HUD) income guidelines.

Below are the current low income limits for the Seattle-Bellevue Metro area based on 80% of area median family income. ***These limits will vary depending on the type of program you apply for, so it is best to check with each program.***

	<b>Income Maximum</b>
1 Person	\$66,700
2 Persons	\$76,200
3 Persons	\$85,750
4 Persons	\$95,250

# APARTMENT LOCATOR TOOLS

**Aptfinder.org** <http://aptfinder.org/> nonprofit website formed to connect low income households with affordable apartment communities throughout Washington State. Includes both subsidized and non-subsidized units. Listings by owners and managers are voluntary.

**King County Housing Authority apartment finder tool**

<http://www.socialserve.com/tenant/WA/index.html?ch=KCHA>

Search King County rental listings using many filters such as number of bedrooms, bathrooms, rent range, neighborhood, smoking policy and much more.

**HUD Resource Locator** <https://resources.hud.gov/> Use the HUD locator tool to find affordable apartments, senior housing, local public housing authorities and homeless resources in your area. Search by city or address to see a map of housing locations.

**Apartment Ratings** <http://www.apartmentratings.com/> - search by geographic location for peer reviews of apartments. Includes ratings of market rate units and some low income properties.

# ARCH

ARCH – A REGIONAL COALITION FOR HOUSING

Together Center

16225 NE 87<sup>th</sup> St. Ste A-3

Redmond, WA 98052

(425) 861-3676

[info@archhousing.org](mailto:info@archhousing.org)

[www.archhousing.org](http://www.archhousing.org)

ARCH is a partnership of King County and East King County cities who joined together to assist with preserving and increasing the supply of housing for low and moderate income households in the region. ARCH assists member governments in developing housing policies, programs and development regulations, coordinates the cities' financial support to groups creating affordable housing and assists people looking for affordable rental and ownership housing.

ARCH does NOT own or manage rental units. However, ARHC has put together [a list](#) that summarizes housing in East King County that have received public assistance and have all or a portion of their housing with restricted rents. The list includes information such as location, affordability level, size of units and contact information.

## **How To Apply**

Apply by contacting individual property listings that meet your needs. Properties can have different affordability levels. Income limits will apply based on size of unit.

# ATTAIN HOUSING

ATTAIN HOUSING  
125 State Street South  
Kirkland, WA 98033  
425-576-9531  
[www.attainhousing.org](http://www.attainhousing.org)

**Transformational Housing** – Attain Housing (formerly, Kirkland Interfaith Transitions in Housing) provides family-centered housing and case management services to King county residents who are facing a homelessness crisis. To qualify for housing, a family must be homeless or at the risk of homelessness. Families referred through Family Housing connection (2-1-1) meet with Attain Housing Case Managers who assess the extent of each client's needs. Clients participate in a regular program of Case Management and follow through on their individual plans while they are in Attain housing.

Participants pay rent based on income level, depending on their circumstances. Families typically stay in Attain Housing 6 to 24 months. Attain Housing owns 32 apartments and contracts with other providers for additional placements.

As families transition out of Attain housing, they obtain help to secure new, more permanent homes. Some families have the opportunity to transition into Attain Housing's low-income Supportive Housing as it is available.

**Support and assistance leading to permanent housing** is also a portion of what Attain Housing does. Families who complete their transitional housing program may receive assistance with services and case management to help lead to a permanent housing situation.

## How To Apply

Attain Housing programs are filled by referral only from the Family Housing Connection. Call 2-1-1 today to get help with housing.

# BELLWETHER

1651 Bellevue Ave  
Seattle, WA 98122  
(206) 623-0506  
[bellwether@bellwetherhousing.org](mailto:bellwether@bellwetherhousing.org)  
[www.bellwetherhousing.org](http://www.bellwetherhousing.org)

Develops and offers affordable housing throughout Seattle. We have 35 buildings that include residents at a variety of income levels, primarily families and individuals making between 30% and 80% of the median income in King County. Single room occupancy apartments up to 5-bedroom units are available. Pets are accepted at some properties. All properties are smoke-free.

At least one member of the household must be 18 years of age or legally emancipated with proof of emancipation. Some properties serving seniors are restricted by age.

All apartments have a maximum income limit. Bellwether screens applicants based on income, criminal history, rental history, credit history, student status, age and household size.

Bellwether manages subsidized low-income housing units at several properties. Subsidized units are available through a waiting list process. These lists are long and waiting times are expected to be months or even years. A completed Pre-Application is required to be added to a waiting list.

## How To Apply

Eligibility qualifications and pre-application forms for properties with subsidized units are available online at [www.bellwetherhousing.org](http://www.bellwetherhousing.org) or call (206) 623-0506 for further information.

# COMMUNITY ROOTS HOUSING

Community Roots Housing  
1620 12<sup>th</sup> Ave Suite 205  
Seattle, WA 98122  
(206) 329-7303  
[info@communityrootshousing.org](mailto:info@communityrootshousing.org)  
[www.communityrootshousing.org](http://www.communityrootshousing.org)

Community Roots Housing (formerly Capitol Hill Housing) provides clean and affordable apartments for individuals and families transitioning from homelessness, single parents and their children, seniors with limited income, and recent immigrants. CRH owns and manages 48 affordable properties throughout Seattle. Rental inquiries are only accepted for buildings with current vacancies which are listed on the website. Some properties are HUD subsidized buildings, others are mutual housing cooperative buildings. Mutual cooperatives include tenant's responsibility for day to day maintenance and management of the building. All properties are smoke-free. Pets are welcome with proper documentation, fees and signed pet agreement.

Rent varies according to building and size of rental unit. Rental units are offered on a first come, first serve basis, based on when application is received.

At least one member of the household must be 18 years of age or legally emancipated with proof of emancipation. CRH screens applicants based on income, criminal history, rental history, credit history, student status, age and household size.

Screening fee applies and is non-refundable for each adult applicant 18 or older. Applicants of HUD subsidized properties do not pay a screening fee. Security deposit is due within 3 days of approval.

## How To Apply

For information and application call **(206) 329-7303**, email: [info@communityrootshousing.org](mailto:info@communityrootshousing.org) or visit online by going to [www.communityrootshousing.org](http://www.communityrootshousing.org)

# CATHOLIC HOUSING SERVICES

100 23<sup>rd</sup> Ave S  
Seattle, WA 98144  
(206) 328-5696  
<http://ccsww.org/catholic-housing-services/>

Catholic Housing Services (CHS) develops, owns and manages affordable housing programs for low-income families and individuals. CHS provides supportive services for people who have experienced homelessness, low income seniors, farm worker families, and those who have special physical and mental needs.

CHS, together with CCS together provide a full spectrum of housing including shelters, transitional housing facilities and permanent housing throughout Western Washington.

Housing programs serve low-income individuals, families, seniors, and persons with special physical and mental needs, offering resident support services in addition to a clean and safe place to live.

All properties have wait lists and income restrictions.

## **How To Apply**

Most properties have a wait list and their own application process. Contact individual property for more information. A list of properties, basic description and contact information is available on the website:

<http://ccsww.org/catholic-housing-services/>

# COMPASS HOUSING ALLIANCE

Compass Housing Alliance  
77 S. Washington St. 5<sup>th</sup> Floor  
Seattle, WA 98104  
206-474-1000

[www.compasshousingalliance.org](http://www.compasshousingalliance.org)

Compass Housing Alliance provides a range of services and housing options to peoples struggling with homelessness and poverty in the Seattle area. Focus areas fall into the following categories:

- 1) Emergency and day services, shelter and transitional housing for individuals and families experiencing homelessness. Veteran programs are available.
- 2) Permanent low-income housing for individuals or families who do not make a living wage or are formerly homeless.
- 3) Development of affordable housing units for low-income tenants.

Compass Alliance currently operates 14 permanent housing buildings for low income individuals and families. The buildings are located throughout King County.

## How To Apply

Applications and information available at building sites and [www.compasshousingalliance.org](http://www.compasshousingalliance.org)

# IMAGINE HOUSING

10604 NE 38th Place, Suite 215  
Kirkland, WA 98033  
(425) 576-5190  
[info@imaginehousing.org](mailto:info@imaginehousing.org)  
[www.imaginehousing.org](http://www.imaginehousing.org)

Imagine Housing develops permanent affordable rental homes in East King County. Our apartments provide individuals and families a place to live along with individualized support.

Imagine Housing owns and manages 14 rental communities. Imagine Housing is committed to a policy of compliance with all applicable federal, state and local laws regarding the rental of our properties. Several communities offer on-site support services to help residents build confidence and strengthen their educational, employment, financial and life management skills.

A description of each property and its manager is available on the website.

## **How To Apply**

Apply by contacting individual property listings on the website or contact the main office for individual property manager information.  
(425) 576-5190

# KING COUNTY HOUSING AUTHORITY

Central Administrative Office  
600 Andover Park W.  
Tukwila, WA 98188  
Tel: (206) 574-1100  
Fax: (206) 574-1104

Central Applications Center – office not open to the public. Contact by mail or phone only.  
20126 Ballinger Way NE PMB#151  
Shoreline, WA 98155  
Tel: (206) 574-1248  
Fax: (206) 574-1241

Web:<https://affordablehousingonline.com/housing-search/Washington/King-County>

Types of housing units: public housing, low-income, moderate income, mobile home, section 8 vouchers.

KCHA provides rental housing and rental assistance to more than 18,000 families. Units range in up to 5 bedrooms. In most cases, residents pay no more than 30 percent of their household monthly income for rent and utilities. Many properties offer on-site social services. Units are located in King County (but outside of Renton & Seattle) for people 55+, handicapped, disabled, or families. Waiting times vary quite dramatically.

If you have already applied and want to check your wait list status or have questions about a specific property, contact the property directly.

## **Mobile Home Parks**

5 manufactured home parks in South King County developed by KCHA, 4 for low-income seniors (55+) and 1 in Auburn for families. Space rental varies depending on lot size. Utilities are included except for electricity. Section 8 vouchers can be applied to lot rental but not to a purchase of a mobile home. Applications are made at the Homeownership Program Office, **(425) 277-7184**.

## Section Eight Program

Please note: KCHA's Section 8 waiting list is closed. When the list reopens, typically new applications are taken for 2 weeks. If you are on the current list, to check your status **call (206) 214-1300**.

Section 8 vouchers help people with low incomes rent homes on the private market. With a voucher, you pay at least 28%, but not more than 40% (in the first year), of your household income for rent and utilities, KCHA pays the difference between your portion of the rent and the amount your landlord requests.

### How To Apply

Call any property management office for application packet or visit <https://affordablehousingonline.com/housing-search/Washington/King-County> to see profile of properties.

# LIHI – LOW INCOME HOUSING INSTITUTE

LIHI

1253 S. Jackson St.

Seattle, WA 98144

(206) 443-9935

[housinginfo@lihi.org](mailto:housinginfo@lihi.org)

[www.lihi.org](http://www.lihi.org)

The Low Income Housing Institute develops, owns and operates housing for the benefit of low-income, homeless and formerly homeless people in Washington State. LIHI owns and/or manages over 2200 housing units at 60 sites in 6 counties throughout the Puget Sound region. LIHI administers a range of supportive service programs for residents living in LIHI housing that include intensive case management, resource coordination, life skills workshops and more.

80% of LIHI housing is reserved for households earning less than 30 percent of the area median household income. LIHI housing falls into 2 categories:

- 1) Housing where the rent is 30% of the tenant's income. This housing is reserved for persons making 30% or less of the Area Median Income. The majority of this housing is reserved for seniors, persons with disabilities, or families with children 18 and under. Each property that has these units keeps a waiting list. To get on the waiting list, please call the manager of the property. Waitlist properties are listed on the website.
- 2) Housing that has a fixed rent amount. There is no waiting list for these units. Vacancies are listed on the website if available. These units require that the tenant have income equal to two times the amount of the rent. Applications must be mailed, faxed or emailed to the manager's office at the property. Applications are processed on a first come, first served basis.

## How To Apply

There is no centralized list or application process. All housing applications for LIHI properties are handled by staff at individual properties. See website for property listings, wait list instructions and manager contact information.

# PLYMOUTH HOUSING GROUP

Housing Rental Office  
2113 3<sup>rd</sup> Ave.  
Seattle, WA 98121  
(206) 374-9409 - Administration  
[rent@plymouthhousing.org](mailto:rent@plymouthhousing.org)  
[www.plymouthhousing.org](http://www.plymouthhousing.org)

Nonprofit organization focuses on providing permanent supportive housing for homeless adults who are at least 18 years old. The group manages 13 residential apartment buildings in the downtown Seattle area. Most units are studios. Some units share kitchen and bathrooms. Social Services staff is available for residents.

Plymouth provides housing combined with comprehensive wrap-around support services through several programs. Case managers, building managers and mental health specialists create a care plan for each resident.

## How To Apply

Plymouth Housing works along side King County's Coordinated Entry For All system. Plymouth is not able to accept referrals outside of Coordinated Entry for All and there is no waitlist. The first step is to fill out an assessment at a Regional Access Point. Use their website:

<https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/coordinated-entry/access-points.aspx>

# PROVIDENCE SUPPORTIVE HOUSING

855-360-5478

[supportivehousinginfo@providence.org](mailto:supportivehousinginfo@providence.org)

[www.providencesupportivehousing.org](http://www.providencesupportivehousing.org)

The Providence HUD Supportive Housing Ministry is a division of the Providence Health & Services. Houses are designed for elderly and disabled people seeking independent living in an apartment setting who qualify as very low-income. All houses offer rent assistance through government subsidies from the U.S. Department of Housing and Urban Development. (HUD) It is permanent housing. There is no limit to how long residents can rent an apartment, as long as they abide by the terms of the lease. All members of household have easy, facilitated access to supportive services to help them stay housed.

Providence currently manages 6 locations in the Seattle area. Most of our locations consist of one-bedroom apartments that are approximately 540 square feet. All apartments include a private kitchen, private bathroom, living room and bedroom. There are some studios and a few two-bedroom apartments.

Each location has specific eligibility requirements. You can find specific criteria for each on the website. General qualifications include:

- Applicant is a disabled adult or is elderly; and
- Applicant qualifies as very low-income according to income guidelines established by the United States Department of Housing and Urban Development (HUD). This means the household income is no higher than 50% of Area Median Income.

In some of our locations, applicants who meet specific preference criteria may receive priority placement on the wait list. Some of those preferences include:

- Household income is 30% of the Area Median Income or lower; or
- Applicant is currently paying 50% or more of their annual income for rent and utilities; or
- Applicant is homeless or at risk of becoming homeless; or
- Applicant is currently living in substandard housing

The length of the wait list varies at each location. Wait times may be as little as a few months, but are more often a year or longer.

## How To Apply

Each location has its own application. You must complete an application for each one you are interested in. See website for listings or call: 855-360-5478

# RENTON HOUSING AUTHORITY

2900 NE 10th Street  
Renton, WA 98056-0316  
(425) 226-1850  
Mon-Fri: 8:00-5:00  
[www.rentonhousing.org](http://www.rentonhousing.org)

RHA administers 15 subsidized, senior, and/or market rate properties in Renton, for those 62+, disabled, handicapped, or families. Payment of utilities is dependent on the building.

Properties include public housing, senior housing, section 8 and market rate units. The Section Eight waiting list is not always open for new applicants. Contact RHA about the status of the Section Eight program.

Pets of 25 lbs. or less are allowed only in the senior housing units.

A smoke-free policy is being phased in. Smoking policy is a 25' foot rule. Smoking will not be allowed inside or on patios. Smoking is permitted outside if further than 25 feet from any doors, windows, air intake.

## How To Apply

Renton Housing Authority uses a single application for all properties and allows prospective tenants to choose which waiting lists they would like to apply to.

Application is available online:

<https://rentonhousing.housingmanager.com/application/landing>

or call (425) 226-1850

# SEATTLE HOUSING AUTHORITY

SHA Housing Service Center  
190 Queen Anne Ave. N  
Seattle, WA 98109

Main telephone: 206-615-3300  
Application Help: 206-239-1737  
Housing Choice Vouchers: 206-239-1728  
TDD relay: 1-800-833-6388  
Fax: 206-239-1770  
Web address: [www.seattlehousing.org](http://www.seattlehousing.org)

Office hours: Monday – Friday, 8:00 a.m. to 5:00 p.m.

Seattle Housing Authority provides housing assistance through several programs. Please note that some programs may have long waiting lists. You may be eligible for more than one program. Each program is briefly described below. You can learn more and apply for all of the following housing programs available through the Seattle Housing Authority.

## **High Rise Buildings & Family Communities (Low-Income Public Housing Program)**

Housing units come in a range of bedroom sizes and most are located in apartment buildings. Some units are located in smaller, multi-family buildings. Many locations include on-site support services. Residents typically pay 30 percent of total household's monthly adjusted income for rent and utilities.

## **Seattle Senior Housing Program**

Families are limited to households whose sole member, head or spouse is either 1) at least 62 years of age or 2) a person with a disability. No household member may be younger than 18. Most units are one bedroom apartments with a few 2 bedroom units. Smoking is prohibited in all Senior Housing buildings.

Residents pay their own utilities except water, sewer and garbage. All buildings have elevators. Small pets are permitted in certain buildings.

Households in this program earn 80 percent of area median income or less to qualify, and pay rent at one of four rent levels depending on income.

## **Housing Choice Voucher Program (formerly Section 8)**

***Please note: Registration to be placed on the Housing Choice Voucher waitlist is by a lottery process, which is only opened periodically. Registration for the waitlist is currently closed.***

At the time an applicant is called off the waitlist the total household income must be 50% or less of area median income (AMI). Preference will be given to households that are at 30 percent or less of MAI. Housing Choice Vouchers provide a monthly rental subsidy that allows participants to rent privately owned units. **A voucher holder can rent a unit from any owner willing to participate in**

**the program. This distinguishes the program from the Low-Income Public Housing program, in which tenants are assigned to units owned by SHA.**

Participants are responsible for finding their own unit and signing the lease with the landlord. Any unit is eligible as long as it is properly zoned, has reasonable rent and passes inspection based on HUD's Housing Quality Standards.

Generally speaking, the resident's portion of the rent and utilities does not exceed 30% - 40% of the adjusted income. Adjusted income is calculated by subtracting allowable deductions from gross income.

### **Collaborative Housing Program**

Seattle Housing Authority (SHA) subsidizes affordable housing that is not owned or managed by SHA. The majority is funded through project-based vouchers, meaning the funding is attached to certain units of housing typically operated by private nonprofit housing providers. The vouchers stay with the unit and do not transfer if the tenant leaves.

Units range in size and are located in buildings throughout the city. Households must earn 50 percent or less of the median income (AMI) to qualify, and will pay 30 percent of monthly income for rent and utilities. Eligibility requirements and application procedures for Collaborative Housing are different from those of other SHA programs. Apply directly to the nonprofit agency that operates the building. (See website)

#### **How To Apply**

Call SHA to have an application mailed to you. **Applications are also available in six languages at:**

[www.seattlehousing.org/housing/public/apply](http://www.seattlehousing.org/housing/public/apply)

# SHAG - Senior Housing Assistance Group

The Discovery Center - Central Leasing Office

3642 33<sup>rd</sup> Ave S

Suite C-4

Seattle, WA 98144

Business hours: Mon – Fri ~ 8am to 4:30pm

(206) 734-3334

(844) 592-7424

[www.housing4seniors.com](http://www.housing4seniors.com)

SHAG, a nonprofit organization, provides affordable housing opportunities to low and moderate income seniors. SHAG presently operates 16 senior communities with a total of more than 5,000 affordable apartments in the Puget Sound region.

Most buildings have three or four floors and each building has an elevator. Each of SHAG's communities is located in an urban or suburban center near amenities such as post offices, retail centers, public transportation, medical facilities and government services.

Rent costs for units depend on location, size of unit, and targeted income level of prospective residents. For most buildings, utilities except telephone (but including cable) are part of the monthly rent. Small pets are welcome. SHAG residents are screened for rental histories and criminal histories.

Age and income restrictions may apply and are building specific. At most SHAG communities, people must be age 61+, or age 55+ and disabled. Each member of the household must be age 55 or older, and at least one member of the household must be *either* age 61 or older by the end of the current year, or disabled. Each SHAG community has its own age qualifications. Contact the community directly.

## How To Apply

(844) 592-7424

EMAIL: [shag@housing4seniors.com](mailto:shag@housing4seniors.com) Web: [www.housing4seniors.com](http://www.housing4seniors.com)

# Housing Program Definitions

**Market Rate Rental Housing** A general term used to refer to units where the rents are set by the landlord based on how much the unit is worth in the market (i.e., units that are not subsidized or discounted)

**Fixed Below-Market Rate Rental Housing** A general term used to refer to housing where rents are lower than market rate (what people would normally pay for renting the unit), but where the rent is not based on a percentage of the tenant's income. Rent is generally based on a specified percentage of the median income for the area, and a tenant may have to be within a certain income range to live there.

**Income-Based Rental Housing** A general term used to refer to housing where the tenant pays rent based on his income, generally, the lower the income, the lower the rent. A common example is that a tenant may be asked to pay 30% of his income for rent. May also be called Sliding Scale

**Public Housing** Housing owned by a local public housing agency. Tenants generally pay 30% of their income toward rent, and qualify based on family income (less than or equal to 80% of the median household income for the area) and other factors.

**Section 8 Project Based Subsidy** Privately owned (either for-profit or non-profit) rental housing that is made available to people with low incomes. A contract between HUD (U.S. Dept. of Housing and Urban Development) and the property owner governs the administration of the subsidies. Subsidies are paid directly to the owner of the property, who then rents units to tenants who generally pay 30% of their income toward rent. Some units are available specifically for those 62 and older, those who are chronically mentally ill, people with AIDS, families, and those with mobility-impairments. Subsidies are not portable, they stay with the building.

**Section 8 Voucher** Also known as the Housing Choice Voucher. Tenants receive a voucher and find a private landlord willing to lease to them and accept the voucher. Tenants generally pay 30% of their income toward rent and HUD (U.S. Dept. of Housing and Urban Development) pays the rest. Vouchers are portable, tenants take them when they move.

**VASH** The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).