

## AFFORDABLE HOUSING OPPORTUNITIES



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For other affordable rental housing opportunities, also see:

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

[www.socialserve.com/tenant/WA/index.html?ch=KCHA](http://www.socialserve.com/tenant/WA/index.html?ch=KCHA)

## OVERVIEW

This packet is intended to help you find housing in Shoreline that is more affordable than market rate housing. For purposes of this brochure, we have grouped affordable housing into three types.

- **King County Housing Authority (KCHA)-Owned and Managed Housing:** This is public housing, where households pay rent based on their actual incomes—typically, 30% of the household’s income, and rents will change as the income changes. KCHA usually gives priority to households earning less than 50% of King County Median income (see below). Public housing often has long waiting lists. KCHA maintains a single contact office for all of their properties located in Shoreline.
- **Subsidized, Privately Managed Housing:** These properties have rents that are similar to KCHA housing (described above), but they have different forms of subsidies and are managed (and sometimes owned) by private companies. These properties may have long waiting lists. Each property maintains its own screening process and must be contacted directly.
- **Other Rent- and Income-Restricted Affordable Housing:** These properties have rent levels that are based on the King County Area Median Income (AMI)—typically, 80% of the median—not the tenant’s actual income. Rents at these properties often go up each year with inflation. Housing on this list may or may not have waiting lists. Each property maintains its own screening process and must be contacted directly.

Following this overview is a more detailed description of each of these types and a list of properties of each type available in Shoreline. Please note that this brochure includes rental housing available for individuals and families for all ages. A separate brochure describes affordable housing that is reserved for seniors.

Privately managed properties listed in this brochure do not use a single centralized waiting list, so we recommend that you submit applications to several properties that potentially meet your needs. In addition, the city of Shoreline keeps a mailing list of households needing affordable housing. Shoreline notifies families and individuals on its mailing list when it learns of affordable housing opportunities.

**Housing Choice (Section 8) Voucher Program.** In addition to the properties they own, KCHA administers HUD's Housing Choice Voucher program (also known as Section 8 certificates). Generally, voucher tenants rent privately-owned apartments 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 the voucher. Income eligibility levels are similar to those listed above for other KCHA programs. This program is administered by a separate office of the KCHA and accepts applications for its Housing Choice Voucher

waiting list only during specified periods. For more information on the Housing Choice Voucher program, contact (206) 214-1300, extension 6, or visit <http://www.kcha.org/lookingforhousing/section8.aspx>

### Determining Your Income Eligibility

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 (middle) household income in King County for a household your size. Your income will then be determined to be a certain percentage of the Area Median Income (AMI), which is published by the U.S. Department of Housing and Urban Development (HUD). Therefore, we recommend that the first thing you do is to estimate what your household income is as a percentage of the AMI for a household your size.

To calculate the housing affordability level you would qualify for, do the following:

1. Determine your total household income: Add together the gross income (before taxes and other deductions) of everyone over the age of 18 in your household.
2. In the table below, find the number of people in your household in the “Household Size” column.
3. Follow the row across from your household size until you reach the first number that is greater than your household income.
4. Find the percentage figure at the top of that column. This is the affordability level of housing you qualify for.

**2019 Housing Affordability Levels  
(Percentage of Area Median Income)\***

Household Size	30%	50%	60%	70%	80%
1	\$23,250	\$37,450	\$44,940	\$53,250	\$60,850
2	\$26,600	\$42,800	\$51,360	\$60,850	\$69,550
3	\$29,900	\$48,150	\$57,780	\$68,450	\$78,200
4	\$33,200	\$53,500	\$64,200	\$76,050	\$86,900
5	\$35,900	\$57,800	\$69,360	\$82,150	\$93,850

\*King County Housing Authority limits may be different than these.

For example, in the following (out-of-date) chart a household of three with an income of \$50,000 would qualify for housing that is affordable at 60% AMI. To illustrate:

**2018 Housing Affordability Levels  
(Percentage of Area Median Income)**

Household Size	50%	60%	70%	80%
1	\$37,450	\$44,940	\$50,700	\$57,950
2	\$42,800	\$51,360	\$57,950	\$66,200
3	\$49,050	\$57,780	\$65,150	\$74,450
4	\$53,500	\$64,200	\$72,400	\$82,750
5	\$57,800	\$69,360	\$78,200	\$89,350

Note: If your household income is less than 30% AMI, call 2-1-1 for housing opportunities.

## King County Housing Authority (KCHA)-Owned and Managed Housing

The King County Housing Authority owns and operates housing in Shoreline and other communities. A number of their properties offers housing in which rents are based on the tenants' actual household income. These properties receive assistance from the U.S. Department of Housing and Urban Development (HUD). Typically, a tenant's portion of the rent is 30% of the resident's monthly income. To be eligible, your annual household income must be at or below 80% of the area median income (AMI). Households with incomes at or below 30% of AMI receive waiting list preference.

The Housing Authority maintains separate waiting lists for three subareas of the County. The following table lists projects in Shoreline owned by the King County Housing Authority that accept families and individuals of any age.

**To receive information about KCHA's application process, eligibility requirements, information about the properties, and current waiting list status, call 206-574-1248 or visit <http://www.kcha.org/lookingforhousing/subsidizedhousing.aspx>.**

### AFFORDABLE HOUSING FOR FAMILIES AND INDIVIDUALS

Rents are based on a percentage of the tenants' household income.

Property Name	Studio Apts	1-bdrm Apts	2-bdrm Apts	3-bdrm Apts	4-bdrm Apts	5-bdrm Apts
Ballinger Homes 2200 NE 201st Pl, 206-574-1243	0	28	52	40	14	6

### AFFORDABLE HOUSING FOR SENIORS AND PEOPLE WITH DISABILITIES

Rents are based on a percentage of the tenants' household income.

Property Name	Studio Apts	1-bdrm Apts
Briarwood 18026 Midvale Ave N, 206-574-1253	0	70
Echo Cove 19428 Aurora Ave N, 206-574-1253	0	4
Lake House 1313 N 200 <sup>th</sup> St, 206-574-1253	0	69
Northridge I 1540 NE 177 <sup>th</sup> St, 206-574-1226	42	27

## AFFORDABLE HOUSING FOR SENIORS AND PEOPLE WITH DISABILITIES

Rents are based on a percentage of the tenants' household income.

Property Name	Studio Apts	1-bdrm Apts
Northridge II 1530 NE 177 <sup>th</sup> St, 206-574-1226	0	69
Paramount House 1750 NE 145 <sup>th</sup> St, 206-574-1226	42	27
Westminster Manor 14701 Dayton Ave N, 206-574-1261	37	23

### Subsidized, Privately Managed Housing

In addition to public housing that is operated by the King County Housing Authority (KCHA), Shoreline has other subsidized housing properties that are independently operated by private owners. These developments essentially follow the same income and rent guidelines as the public housing operated by KCHA. In some of these properties, only a portion of the units are subsidized, with the balance being conventional, market-rate apartments.

Each of these properties uses its own process for selecting tenants, so each property manager should be contacted directly. Following is a list of privately operated housing located in Shoreline in which all or a portion of the units are subsidized.

## AFFORDABLE HOUSING FOR FAMILIES AND INDIVIDUALS

### PRIVATELY MANAGED PROPERTIES

Income Eligibility = 60% of AMI (see table on page 3)					
Property Name	Studio Apts	1-bdrm Apts	2-bdrm Apts	3-bdrm Apts	4-bdrm Apts
Colonial Gardens 15001 15th Ave NE, 206-362-7209	0	0	62	10	0

Income Eligibility = some at 30% AMI and some at 50% AMI					
Compass at Ronald Commons 17920 Linden Ave N, 206-474-1450	10	15	20	15	0

Note: Compass is only able to accept applications for the Ronald Commons housing units designated at 50% AMI. The individuals and households who are income-eligible for these units are earning between \$1,842 and \$2,764 per month. Ronald Commons Housing Units designated

for individuals and households at 30% AMI are being referred through 2-1-1 in accordance with King County’s Coordinated Entry process. If your household income is at or below 30% AMI, call 2-1-1 for housing opportunities.

### Other Rent- and Income-Restricted Affordable Housing

Other local, state, and federal programs help provide rental housing with rents that are not “low cost” but typically less than market rents. At these properties, rents are fixed at a specific percentage of the Area Median Income (AMI), not the resident’s actual income, and adjusted by the number of bedrooms. (Therefore, if a tenant’s income were to decrease, their rent would not automatically decrease.) Maximum rents at these properties usually increase when the AMI increases.

#### RENT LIMITS

##### OTHER RENT- AND INCOME-RESTRICTED AFFORDABLE HOUSING

Apartment Type	Affordability Level (Percentage of Area Median Income)			
	50%	60%	70%	80%
Studio	\$950	\$1,140	\$1,330	\$1,520
1-bedroom	\$1,086	\$1,303	\$1,520	\$1,738
2-bedroom	\$1,222	\$1,466	\$1,710	\$1,955
3-bedroom	\$1,358	\$1,629	\$1,901	\$2,172

#### INCOME LIMITS FOR INITIAL OCCUPANCY

##### OTHER RENT- AND INCOME-RESTRICTED AFFORDABLE HOUSING

Household Size	Affordability Level (Percentage of Area Median Income)			
	50%	60%	70%	80%
1 person	\$37,450	\$44,940	\$53,250	\$60,850
2 people	\$42,800	\$51,360	\$60,850	\$69,550
3 people	\$48,150	\$57,780	\$68,450	\$78,200
4 people	\$53,500	\$64,200	\$76,050	\$86,900
5 people	\$57,800	\$69,360	\$82,150	\$93,850

These Limits are based on the current King County Area Median Income of \$108,600 per year for a household of four people, which applies to a three-bedroom home. Homes with fewer

bedrooms assume fewer people, and so the income limit is lower; the opposite applies to homes with more bedrooms.

The monthly rent figures include basic utilities. A utility allowance should be subtracted if the utilities are paid by the tenant.

The following table lists properties in Shoreline in which all or a portion of their units have some type of affordability restriction. While the table tries to give basic information on the types of units and general affordability levels, actual rents and income limits vary because of different program requirements. Because these properties have been established by a variety of programs, each with its own rules, it is important to ask the operator of each property the guidelines and rules they operate under. They may be operated by private, non-profit, or for-profit owners, each of whom may have different management rules.

### OTHER RENT- AND INCOME-RESTRICTED PROPERTIES

Property Name	Affordability Level				Studio Apts	1-bdrm Apts	2-bdrm Apts	3-bdrm Apts
	50% AMI	60% AMI	70% AMI	80% AMI				
Ballinger Commons 2405 N 202 <sup>nd</sup> Pl 206-367-3895	0	0	0	243	0	93	126	24
Arabella 17763 15 <sup>th</sup> Ave NE 206-364-5050	0	0	10	6	4	6	6	0
Geo 17900 Midvale Ave N 206-962-3386	0	0	27	5	9	18	5	0
Interurban Lofts 17020 Aurora Ave N 206-227-4387	0	0	16	0	16	0	0	0
Malmo 1210 N 152 <sup>nd</sup> St 206-367-4000	0	0	21	5	2	19	5	0
Meadowbrook 1408 NW Richmond Beach Rd 206-546-1014	0	0	0	58	0	17	38	3
Paceline 17202 Aurora Ave N 833-324-4905	0	0	30	15	6	24	15	0

## OTHER RENT- AND INCOME-RESTRICTED PROPERTIES

Property Name	Affordability Level				Studio Apts	1-bdrm Apts	2-bdrm Apts	3-bdrm Apts
	50% AMI	60% AMI	70% AMI	80% AMI				
Polaris 1220 NE 175th St 206-363-3050	0	0	164	0	0	20	85	0
Shoreline Ridge 1602 NE 179 <sup>th</sup> St	0	0	0	2	0	0	1	1
Sunrise Eleven 20015 Ballinger Way NE 206-588-2961	0	0	8	4	2	6	4	0
The 205 1795 NE 205 <sup>th</sup> St 206-402-3025	0	0	10	0	4	6	0	0
The Postmark 17233 15 <sup>th</sup> Ave N 206-580-0555	0	0	37	12	4	33	11	1

Please follow these steps for affordable housing at Other Rent- and Income-Restricted Properties:

1. Find your eligibility level using the table on page 3.
2. Use the table above to find apartments that have units set aside at your eligibility level and having the number of bedrooms your household needs.
3. Contact those apartment properties and ask whether they have affordable units available (or coming available soon) with the number of bedrooms your household needs.

Please be aware that some apartments require a minimum household income of at least three times the monthly rent. Please directly contact each apartment for more information about their vacancies, eligibility requirements, application process, and their current waiting list.

## **Additional Options Outside Shoreline**

Affordable housing may be available near Shoreline. Good resources to check are:

[socialserve.com/tenant/WA/index.html?ch=KCHA](https://socialserve.com/tenant/WA/index.html?ch=KCHA)

[aptfinder.org](https://aptfinder.org)

[archhousing.org/renters](https://archhousing.org/renters)

[kcha.org](https://kcha.org)

[seattle.gov/housing/renters](https://seattle.gov/housing/renters)