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FAMILIES AND INDIVIDUALS

AFFORDABLE EAST KING COUNTY RENTAL HOUSING INFORMATION AND GUIDELINES

OUR WEBSITE:

East King County affordable apartments
www.archhousing.org

In addition to information in this brochure, here are two online resources:

Washington State affordable apartments - www.aptfinder.org

Washington State affordable and market rate apartments/condos/rental houses -
www.housingsearchnw.org

**Please directly contact the rentals on these websites that you are interested in for more information about:
vacancies, rent levels, eligibility requirements, application process, and the current waiting list.*

(Updated – April 2017)

ARCH Members

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MEDINA ♦ MERCER ISLAND ♦ NEWCASTLE ♦ REDMOND ♦ SAMMAMISH ♦ WOODINVILLE ♦ YARROW POINT ♦ KING COUNTY

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, households 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 the following page). 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: _____

2017 Income Chart By Household Size						
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
2017 Median Income	\$67,200	\$76,800	\$86,400	\$96,000	\$103,680	\$111,360

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 (this example): 4 household members

Third Step: In the following chart, determine the median income for your household size (this example) \$96,000

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. $\$42,660 / \$96,000 = 44\%$ 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. Households 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 on the next page lists projects in East King County owned by the King County Housing Authority, their location and type of units available.

To receive information about the Housing Authority's:

application process
eligibility requirements
information about the properties
the current waiting list status
how to apply

Please call 206-574-1248 or visit <http://www.kcha.org/lookingforhousing/subsidizedhousing.aspx>

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 or visit <http://www.kcha.org/lookingforhousing/section8.aspx>

KING COUNTY HOUSING AUTHORITY-MANAGED - HUD-ASSISTED HOUSING

For More Information: Please call 206-574-1248
or visit <http://www.kcha.org/lookingforhousing/subsidizedhousing.aspx>

City	Name	Address	Units	1-Bdrm	2-Bdrm	3-Bdrm	4-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	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	
Bothell	Park Royal	18309 96 th Ave NE	23	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 I & II	13137 107th Place NE	39		X	X	
Kirkland	Kirkwood Terrace	11925 NE 81st Circle	28		X	X	
Redmond	Avondale Manor	17107 NE 80th Street	20		X	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	Studio/ 1-Bdrm	2-Bdrm	3-Bdrm
Bellevue	Bellepark East	16203 NE 13 th Pl 425/746-4014	118	118	X	X	
Bellevue	Eastwood Square	14511 NE 35 th St 425/881-2064	48	48		X	X
Bellevue	Landmark Apartments	16330 NE 11 th St. 425/746-4823	191	191	X	X	X
Bellevue	Newporter	5900 119 th Ave SE 425/747-3011	23	23	X	X	X
Bellevue	Timberwood	3809 148 th Ave NE 425/885-4244	240	240	X	X	
Bellevue	Woodside East	16240 NE 14 th St. 425/644-7162	243	243	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

PRIVATELY MANAGED - HUD ASSISTED HOUSING

City	Name	Address and Telephone	Total Units	Affordable Units	Studio/ 1-Bdrm	2-Bdrm	3-Bdrm
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

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 2017									
Affordability Threshold		80% Median		60% Median		50% Median		40% Median	
Unit	Utility Allowance	Max Income*	Max Rent	Max Income*	Max Rent	Max Income*	Max Rent	Max Income*	Max Rent
Studio	\$45	\$53,760	\$1,344	\$40,320	\$1,008	\$33,600	\$840	\$26,880	\$672
1 Bdrm	\$68	\$61,440	\$1,536	\$46,080	\$1,152	\$38,400	\$960	\$30,720	\$768
2 Bdrm	\$91	\$69,120	\$1,728	\$51,840	\$1,296	\$43,200	\$1,080	\$34,560	\$864
3 Bdrm	\$114	\$76,800	\$1,920	\$57,600	\$1,440	\$48,000	\$1,200	\$38,400	\$960
4 Bdrm	\$136	\$82,944	\$2,074	\$62,208	\$1,555	\$51,840	\$1,296	\$41,472	\$1,037
<p>*Income figures represent the maximum annual household income to be eligible for each type of unit. For example, a household cannot have an income greater than \$51,840 to be eligible for a two bedroom unit affordable at 60% of median income.</p>									

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 2017 King County / Seattle MSA Median Income of \$96,000 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 – Address – Phone	Total Units	Affordable Units	<40 %	41-50%	51-60%	61-80%	S	1	2	3	4
Bellevue	989 Elements 989 112 th Ave. 866/249-7153	166	3				3	X	X			
Bellevue	Andrew's Glen 4220 Factoria Blvd SE 425/401-1004	40	40	30		10		X	X	X		
Bellevue	Andrew's Heights 4089 129 th Pl SE 425/401-1004	24	24		24				X	X	X	X
Bellevue	August Wilson Place 204 111 th Ave NE 206-473-8546	56	56	28	17	11		X		X	X	
Bellevue	Bellevue Heights 13902 NE 8 th St 425/562-3525	39	4				4			X		
Bellevue	Carlyle Condominiums 1615 Bellevue Way NE 425/462-7172	10	1				1			X		
Bellevue	Cascadian Apartments 15517 NE 12 th St 425/747-3567	198	178			178			X	X		
Bellevue	Chalet 2627 148 th Ave. SE 425/401-1004	18	18	9	6	3				X		
Bellevue	Garden Grove 1027 140 th Ave. SE 425/865-0887	18	18		9	9			X	X		

PRIVATELY MANAGED – Non-HUD ASSISTED HOUSING												
DEVELOPMENT INFORMATION		UNIT QUANTITY		AFFORDABILITY LEVEL				UNIT SIZE AVAILABILITY				
City	Name – Address – Phone	Total Units	Affordable Units	<40 %	41-50%	51-60%	61-80%	S	1	2	3	4
Bellevue	Glendale Apts 12640 NE 10 th Place 425/454-4535	82	82		41	25	16		X	X		
Bellevue	LIV 2170 NE Bel-Red Road 425/746-5483	99	54				54	X	X	X		
Bellevue	Milano Apartment 12224 NE 8 th St. 425/455-0375	42	5				5		X	X		
Bellevue	Pacific Inn Apartments 225 112 th Ave. NE 425/688-8001	118	118	7	19		92	X				
Bellevue	Park Highlands 224 – 410 118 th Ave SE 425/454-8077	198	41			13	28	X	X	X	X	
Bellevue	Redmond Park 14700 NE 35 th Street 425/881-6325	96	24				24			X	X	
Bellevue	Soma Towers (North) 288 106 th Ave NE 425/467-0288	148	9				9	X	X	X		
Bellevue	Soma Towers (South) 288 106 th Ave NE 425/467-0288	125	6				6	X	X	X		
Bellevue	Somerset Gardens 14700 NE 29 th Place 425/883-2222	198	198	24	78	96			X	X	X	

PRIVATELY MANAGED – Non-HUD ASSISTED HOUSING												
DEVELOPMENT INFORMATION		UNIT QUANTITY		AFFORDABILITY LEVEL				UNIT SIZE AVAILABILITY				
City	Name – Address – Phone	Total Units	Affordable Units	<40 %	41-50%	51-60%	61-80%	S	1	2	3	4
Bellevue	Summerfield Apartments 14710 NE 1 st Pl 425/641-1700	52	52			52			X	X		
Bothell	Easternwood Family Hsg 9817 NE 190 th Street 425/398-8648	18	18		18				X	X	X	
Issaquah	Andrew’s Arms 820 Front Street South 425/392-2580	14	14		14				X	X	X	
Issaquah	Discovery Heights 989 NE Discovery Drive 425/394-1010	253	51				51		X	X	X	
Issaquah	Gilman Meadows 360 NW Dogwood 425/392-0570	125	25		25					X		
Issaquah	Highland Gardens 4575 Klahanie Drive SE 425/427-8387	51	50	26	10	14		X	X	X	X	X
Issaquah	Johnson Hill Apt 280 SW Clark Street 425/392-2580	38	38		28	10				X	X	
Issaquah	Lauren Heights 1660 24 th Place NE 425/391-5004	51	50	20	25	5			X	X	X	
Issaquah	Rose Crest at Talus 341 Shangri La Way NW 425/392-8690	50	50	25	15	10			X	X	X	X

PRIVATELY MANAGED – Non-HUD ASSISTED HOUSING												
DEVELOPMENT INFORMATION		UNIT QUANTITY		AFFORDABILITY LEVEL				UNIT SIZE AVAILABILITY				
City	Name – Address – Phone	Total Units	Affordable Units	<40 %	41-50%	51-60%	61-80%	S	1	2	3	4
Issaquah	YWCA Family Village 930 NE High Street 425/270-6825	97	97	39	50	8		X	X	X	X	
Kenmore	Copper Lantern 7026 NE 182 nd St 206/417-3626	33	21		16	5			X	X		
Kenmore	Heron Run 7023 NE 182 nd St. 425/398-1688	46	46	46					X	X	X	
Kenmore	Northlake Grove 18725 68 th Ave. NE 425/398-8648	24	24	24					X	X	X	X
Kenmore	Spencer68 6711 NE 182 nd St. 425/408-0481	138	3		3				X	X		
Kirkland	Crestline Apartments 13248 135 th Ave. NE 425/814-6112	22	21		6	15				X	X	
Kirkland	Francis Village 12601 NE 124 th Street 425/820-1733	60	60	45		15		X	X	X		
Kirkland	Kirkland Crossing 10715 NE 37 th Court 425-242-1181	185	3				3	X	X	X		
Kirkland	Luna Sol Apartments 11415 Slater Avenue NE 425/250-0494	52	5				5	X	X	X		

PRIVATELY MANAGED – Non-HUD ASSISTED HOUSING												
DEVELOPMENT INFORMATION		UNIT QUANTITY		AFFORDABILITY LEVEL				UNIT SIZE AVAILABILITY				
City	Name – Address – Phone	Total Units	Affordable Units	<40 %	41-50%	51-60%	61-80%	S	1	2	3	4
Kirkland	Plum Court 451 4 th Ave S 425/827-3703	66	64	24	31	5			X	X	X	
Kirkland	Salisbury Court 10023 NE 120 th Street 425/576-9531	12	12		12				X	X		
Kirkland	Slater 116 12340 NE 115 th Pl 425/629-3633	108	11				11		X			
Kirkland	Velocity 10711 NE 37 th Ct 425/213-3577	58	58	44		14		X	X	X	X	
Mercer Island	Hadley, The 2601 76 th Ave SE 855/588-3355	209	13				13	X	X	X		
Newcastle	Avalon Newcastle 13398 Newcastle Commons Drive 877/499-2053	378	19				19	X	X	X	X	
Newcastle	Tria Apartments 12833 Newcastle Way 425/251-0855	76	4		4				X	X		
Redmond	Allez 8397 158 th Ave NE 425/702-0202	148	12				12	X	X	X		

PRIVATELY MANAGED – Non-HUD ASSISTED HOUSING

DEVELOPMENT INFORMATION		UNIT QUANTITY		AFFORDABILITY LEVEL				UNIT SIZE AVAILABILITY				
City	Name – Address – Phone	Total Units	Affordable Units	<40 %	41-50%	51-60%	61-80%	S	1	2	3	4
Redmond	Avalon Esterra 2690 152 nd Ave NE 425/558-9368	261	24				24	X	X	X		
Redmond	Carter 7508 159 th Pl NE 425/463.6386	176	16				16	X	X	X		
Redmond	Core83 16590 NE 83 rd St 425/999-5254	120	10				10	X	X	X		
Redmond	Delano 17014 NE 79 th St. 425/558-1144	66	7				7	X	X	X		
Redmond	Elan 16345 Cleveland Street 425/861-3526	134	13				13	X	X	X		
Redmond	Heritage Woods 16518 NE 91 st Street 425/882-3699	60	59		59				X	X		
Redmond	Milehouse 8300 160 th Ave NE 855/329-8494	177	16				16		X	X		
Redmond	Old Town Lofts 16175 NE Cleveland St. 425/318-1669	149	15				15	X	X	X		
Redmond	Red160 16015 Cleveland St. 425/883-1160	250	25				25	X	X	X		

PRIVATELY MANAGED – Non-HUD ASSISTED HOUSING												
DEVELOPMENT INFORMATION		UNIT QUANTITY		AFFORDABILITY LEVEL				UNIT SIZE AVAILABILITY				
City	Name – Address – Phone	Total Units	Affordable Units	<40 %	41-50%	51-60%	61-80%	S	1	2	3	4
Redmond	Redmond Square 7977 170 th Ave NE 425/968-5606	154	14				14		X	X	X	
Redmond	Riverpark 15803 Bear Creek Parkway 866/919-9782	319	32				32	X	X	X	X	
Redmond	Summerwood 9805 Avondale Rd NE 425/881-7253	118	111	45	56	10			X	X	X	X
Redmond	Terrace Hills 8704 164 th Ave NE 425/822-6288	18	18	2	16					X		
Redmond	The Lodge 22433 NE Marketplace Dr 425/329-8619	250	200				150		X	X		
Redmond	The Luke 8280 164 th Ave NE 425/522-4824	208	18				18		X	X		
Redmond	Veloce 8102 161 st Ave NE 425/882-0103	322	64				64	X	X	X		
Redmond	Village at Overlake 2630 152 nd Ave NE 425/746-3338	309	309			309			X	X	X	

PRIVATELY MANAGED – Non-HUD ASSISTED HOUSING												
DEVELOPMENT INFORMATION		UNIT QUANTITY		AFFORDABILITY LEVEL				UNIT SIZE AVAILABILITY				
City	Name – Address – Phone	Total Units	Affordable Units	<40 %	41-50%	51-60%	61-80%	S	1	2	3	4
Woodinville	Greenbrier Heights 18746 NE 144 th Ave 425/424-8882	50	49	21	26	2			X	X	X	X

Please follow these steps for Privately Managed – Non-HUD Assisted Housing:

1. Calculate your income on page three. The fourth step is your affordability level.
2. Look for apartments that have units set aside at your affordability level. Such as if your affordability level is 48% (as in the example of page three), then you would want to call Andrew's Heights apartments in Bellevue because there are twenty-four apartments set aside for households in the 41%-50% affordability level.
3. The chart on page eight will tell you what the maximum rents are for each affordability level for each bedroom size.

Please note 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.