

## Without enough affordable housing, the entire community suffers.

Businesses can't find enough employees who can afford to live near their workplace. It is difficult to recruit and retain employees when there is a shortage of affordable housing.

Children are forced into unstable and uncertain lives. With a stable home, a child is able to focus on learning without worrying about moving during the school year.

Seniors and persons with special needs on fixed incomes may have to sacrifice their basic needs in order to afford rent. Imagine choosing between food and a roof over your head.

Having a job does not guarantee a place to live at an affordable cost. The gap between what people can afford to pay for housing and the cost of housing is widening—and is a major cause of homelessness, especially here in King County.

*The affordable housing crisis affects all of us.*

Thanks to KeyBank for their sponsorship.



You simply can't identify affordable housing by the way it looks!

Every photo represents an affordable apartment, condominium or home serving low- and modest-income households in King County. Many of these affordable housing projects have won design awards. Others have helped reduce crime and revitalize communities. Some have attracted shops and services to their neighborhoods.

All share one thing in common—they have been built, developed or preserved by a non-profit member of the Housing Development Consortium, an innovative trade association of nonprofit developers, lenders, architects, contractors and others involved in creating affordable housing.

Affordable housing doesn't look any different than its "market-rate" counterparts. The difference is what you pay, which is based upon your income.

Affordable housing can be an historic brick building with apartments above shops, a modern townhouse built around a courtyard or a single-family house that blends right into the neighborhood.

*Less than 1% of apartments in King County are affordable to persons earning less than \$8 an hour or 30% of median income.*

## Did you know?

- Nearly half (46%) of all King County renter households are paying more than 30% of their income for housing.
- Only 14% of King County's housing stock is affordable to households below 50% of area median income.
- Only 20% of King County's housing stock is affordable to households below 80% of area median income.
- Only 18% of single-family homes are affordable to households at 80% of area median income who want to become homeowners.
- King County is the 12th largest county in the United States with a population of 1.7 million. Seattle's population makes up about one-third of that total.

2005 King County median income for a family of four is \$72,250

### How to get involved:

- If you need affordable rental housing and earn less than 60% of area median income, visit [www.housingconsortium.org](http://www.housingconsortium.org) for rental information available from HDC nonprofits.
- To prepare for first-time homeownership, visit [www.housingconsortium.org](http://www.housingconsortium.org) for homebuyer education opportunities.
- If you're interested in developing affordable housing, call HDC at **206.682-9541**.
- If you would like to contribute funds, land, or anything else to affordable housing, call 206.682-9541 or visit [www.housingconsortium.org](http://www.housingconsortium.org).

*Affordable housing transforms neighborhoods and lives...improves quality of life...preserves historic buildings...stimulates economic growth*



# What does affordable look like?



Affordable housing looks like any other housing. Every picture shows an affordable housing project developed by a nonprofit member of Housing Development Consortium..

Affording Opportunity

## Who needs it?

- Low-income workers & families
- Senior citizens
- Persons with special needs
- Persons with disabilities
- Victims of domestic abuse

Having a job does not guarantee a family a place to live at an affordable cost. Minimum-wage workers simply do not earn enough. Many seniors and persons with disabilities live on limited incomes. These incomes often aren't adequate to afford the high market-rate rents that are found throughout King County.



Many of these are people you see every day—your child's teacher or childcare worker, the clerk employed at the local store, a woman in the wheelchair or the elderly man on the bus, a police officer, janitor, office worker or waiter. People who resemble you and me.

When people spend too much on housing, they have no money left to cover other basic needs, such as food and health care, or to cope with emergencies.

Affordable housing provides attractive, low-cost housing for people who simply do not earn enough to pay for "market-rate" apartments. It gives people with low and modest incomes safe places to live in our communities.

## What is affordable?

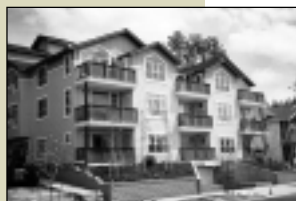
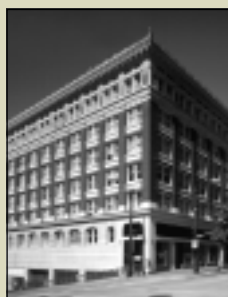


In a high-cost area such as King County, many people pay more than they can afford for housing. Over three-quarters of all King County renters pay too much—more than 30 percent of their income for rent.

The federal government defines "affordable" as housing plus utilities that cost no more than 30 percent of household income. In King County, most affordable housing serves renters who earn less than 60 percent of median income and first-time homeowners who earn less than 80 percent of median income.

According to a recent study, a person needs to earn at least \$16.04 per hour to be able to afford a typical two-bedroom "market-rate" apartment in King County.

Yet, minimum wage is only \$7.35. That means a minimum wage earner would need to work 87 hours a week in order to afford that apartment. Even two people working at minimum-wage jobs wouldn't earn enough to make that apartment affordable to them.



## Who develops it?

Most affordable housing in King County is developed by nonprofit housing developers, the majority of whom belong to the Housing Development Consortium.

A great deal of community involvement goes into creating affordable housing. Community meetings are held so that citizens understand that affordable housing actually raises standards and brings economic stability, diversity and a vibrancy to neighborhoods. Community members often serve on the boards and advisory committees of the nonprofit organizations that develop and manage these apartments.



Much affordable housing is developed through partnerships with local government, other nonprofit developers, housing authorities, private financial institutions, and occasionally private developers. But it takes people like you to get involved and invest in housing our community—affordably!



## Nonprofits Working to House Our Community:

- AIDS Housing of Washington
- Archdiocesan Housing Authority
- Capitol Hill Housing Improvement Program
- Central Area Development Association
- Common Ground
- Community Psychiatric Clinic
- Delridge Neighborhoods Development Association
- Downtown Action to Save Housing
- Downtown Emergency Service Center
- Habitat for Humanity of Seattle-South King County
- Homestead Community Land Trust
- HomeSight
- Housing Resources Group
- Intercommunity Housing
- Inter\*Im
- Low Income Housing Institute
- Lutheran Alliance to Create Housing
- Mount Baker Housing Association
- Multi-Service Center
- Parkview Services
- Pioneer Human Services
- Plymouth Housing Group
- St. Andrew's Housing Group
- Seattle Chinatown/International District Preservation & Development Authority
- Seattle Emergency Housing Service
- SouthEast Effective Development
- Springboard Alliance
- YWCA of Seattle-King County-Snohomish County



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*Everyone deserves a place to live—a home that's affordable*