

WINDSOR HEIGHTS APARTMENTS

PROPERTY REQUIREMENTS - PROGRAM INCOME & RENT LIMITS - KING COUNTY

COMPLIANCE REQUIREMENTS				RECERT POLICY			
WSHFC Commerce KC		30%	60	Self-certification of annual income may be used for all annual recerts, except every 6th year, when full recerts are needed. 1999 HOME Agreement. Full recerts needed every sixth year for HOME units only: 2023, 2029, 2035 etc.			
		45%	261				
HOME		1 BDRM	30%				
		2 BDRM	30%	20			
SPECIAL NEEDS				AMI RECLASSIFICATION POLICY			
				Households over 140% of AMI at time of recertification increase to next higher AMI. Offer lower AMI to current households per AMI Reclassification Policy.			
WSHFC		Disabled	65	MOVE IN COSTS		UTILITY/REQUIRED FEES/ALLOWANCES	
CAU in BIN ***		CAU	5	Screening Fee:	\$44	Water/Sewer/Garbage:	Owner Pays
Total # of Units in Project			326	Holding Deposit:	\$100	Electric:	Tenant Pays
OCCUPANCY STANDARD				Security Deposit:	\$300	Gas:	N/A
1 Bedroom	1-3 People	3 Bedroom	3-7 People	*Increased:	1 mo rent	Renter's Insurance:	N/A
2 Bedroom	2-5 People	4 Bedroom	4-9 People	Admin Fee:	Not Permitted	Other: (If Approved)	N/A
CAU				Pet Deposit:	\$150		
2 - 3 Bdrm in A Bldg				Pet Fee:*	\$150		
1 - 2 Bdrm in J Bldg				*Non-refundable			
1 - 1 Bdrm in K Bldg				All Leases must be offered for 12 months due to HOME funds - can do less if requested by applicant.			
1 - 4 Bdrm in S Bldg							

RENT LIMITS, UTILITY ALLOWANCES, BUDGETED RENTS

45%						
UNIT TYPE	SQ FT	MAX RENT	UTILITY ALLOWANCE	MAX TENANT RENT	SCHEDULED RENT - 2023	
1x1	600	\$1,155	\$57	\$1,098	\$850	
2x1	890	\$1,387	\$73	\$1,314	\$999	
2x1.5	900	\$1,387	\$73	\$1,314	\$1,015	
2x2	900	\$1,387	\$73	\$1,314	\$1,015	
3x2	1,200	\$1,603	\$90	\$1,513	\$1,164	
4x2	1,400	\$1,788	\$115	\$1,673	\$1,277	

45% - Section 8						
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2x2	900	\$1,387	\$73	\$1,314	\$1,015	
3x2	1,200	\$1,603	\$90	\$1,513	\$1,164	
4x2	1,400	\$1,788	\$115	\$1,673	\$1,277	

** Note: the 4x2 rent was questioned but not approved. If you have a 4x2 voucher holder, please contact Section 8

30%						
UNIT TYPE	SQ FT	MAX RENT	UTILITY ALLOWANCE	MAX TENANT RENT	SCHEDULED RENT - 2023	
1x1	600	\$771	\$57	\$714	\$561	
2x1	890	\$925	\$73	\$852	\$670	
2x1.5	900	\$925	\$73	\$852	\$670	

HOME Units w/ TB Subsidy	
UNIT TYPE	LOW HOME RENT (50% AMI)
1 BDRM	\$1,284
2 BDRM	\$1,541
3 BDRM	\$1,781
4 BDRM	\$1,987

HOME Units with tenant based subsidy must not exceed the below for Rent+UA+Subsidy

MAXIMUM INCOME LIMITS - USING MOST RESTRICTIVE PROGRAM LIMITS

	1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE	5 PEOPLE	6 PEOPLE	7 PEOPLE	8 PEOPLE
INCOME AT 45%								
YEARLY	\$43,155	\$49,320	\$55,485	\$61,650	\$66,800	\$71,550	\$76,455	\$81,405
MONTHLY	\$3,596	\$4,110	\$4,624	\$5,138	\$5,550	\$5,963	\$6,371	\$6,784
HOURLY	\$20.75	\$23.71	\$26.68	\$29.64	\$32.02	\$34.40	\$36.76	\$39.14
INCOME AT 30%								
YEARLY	\$28,800	\$32,900	\$37,000	\$41,100	\$44,400	\$47,700	\$51,000	\$54,300
MONTHLY	\$2,400	\$2,742	\$3,083	\$3,425	\$3,700	\$3,975	\$4,250	\$4,525
HOURLY	\$13.85	\$15.82	\$17.79	\$19.76	\$21.35	\$22.93	\$24.52	\$26.11

THESE FIGURES DO NOT TAKE INTO ACCOUNT ANY RAISES OR BONUSES.
NOTE: MULTIPLE HOURLY WAGE BY 2080 TO GET YEARLY FIGURE.

PROGRAMS/FUNDERS - Use Most Restrictive Income/Rent Limits

Program	Limit Source	Effective Date	UA Source	Effective Date	OID:	
Commerce/HTF	Section 8	5/15/2023	KCHA	2/13/2013		92-281
King County	Section 8	5/15/2023			WSHFC Monitor:	8/1/1999
WSHFC	HERA	5/15/2023			HTF Contract Number:	
King County HOME	HOME	6/15/2023				

Revision Date: 6/15/2023