

OPPORTUNITY PLACE APARTMENTS PROGRAM OVERVIEW

PROGRAM PURPOSE AND TENANT ELIGIBILITY

YWCA Opportunity Place Apartments offers safe, affordable housing to help low-income and formerly homeless persons maintain their stability and self-sufficiency efforts. Of the 145 units, 105 are studios and 40 are one-bedrooms.

Year-long leases will be offered to individuals and small families who meet Project-Based Section 8 and Tax Credit eligibility and who have:

- demonstrated ability to live cooperatively and responsibly in a multi-unit residential situation
- demonstrated ability to live independently, without 24 hour supervision
- family size appropriate for studio (2 person) or for one bedroom units (up to 4 persons*)
- head of household who is of legal age
- demonstrated ability to pay rent

2008 INCOME LIMITS

Apartments have Project-Based Section 8 income limits at 30% of median:

Income limit for 1 person	\$16,350 per year (gross)
Income limit for 2 persons	\$18,700

2008 RENTS AND DEPOSITS

Applicants selected for SHA Project-Based Section 8 units pay 30% of their monthly income for rent. SHA determines the tenant portion of the rent.

All tenants pay \$350 for key and security deposits. If needed, tenants can pay the deposit in installments with either 50% (\$175) at move-in and the balance spread out over the next 5 months or 30% (\$105) at move-in and the balance spread out over the next 5 months.

Facility

Located in Belltown at 3rd and Lenora, Opportunity Place is a 7 story building that combines housing with other social service programs. It is served by a major bus route and has easy access to downtown businesses, restaurants, and service providers.

The street level includes YWCA Angeline's Center for Homeless Women and a few local businesses. The second floor features the WorkSource Affiliate Downtown Seattle which offers employment services and job training.

The five upper stories are YWCA Opportunity Place Apartments. For safety and security, this housing includes a 24 hour staffed front desk, video security systems, and keycard-only elevator access. Basic utilities such as heat, electricity, and water are included with monthly rent. Telephone and cable services are the tenant's responsibility. We are not able to take pets except for certified service animals. Parking is not provided.

There are coin-operated laundry facilities on each floor. Residential managers live in the building. Repairs and maintenance are done by YWCA maintenance personnel.

TENANT SELECTION

Pre-applications are *only* accepted during open periods. Check our website at ywcaworks.org for specific dates or call (206) 436-8621. There is a three part selection process:

Pre-Application: By referral from staff at the shelter or housing program where the applicant is in residence or by self-referral, applicants complete a pre-application which includes a release for criminal background check. All applicants will receive a CBC. Forms are available at YWCA Opportunity Place at 2024 Third Avenue.

YWCA Housing Application: Applicants who meet requirements are invited to complete the rental application which includes reference checks.

SHA Project Based Section 8 Application: Applicants who clear the checks are next invited to complete the Seattle Housing Authority Project-Based Section 8 application and Tax Credit paperwork.

Pre-Application Screening

Pre-applications are sorted into three categories:

- 1. appear to meet eligibility requirements with a preference**
These pre-applications are screened first using a lottery method to determine the order.
- 2. appear to meet eligibility requirements without a preference**
These pre-applications are screened second using a lottery method to determine the order.
- 3. does *not* appear to meet eligibility requirements**
This group will be informed of their status by phone or mail.

Preferences

Applicants are awarded 1 point for each preference met – with a possible maximum 3 preference points.

- persons referred by staff from shelter or housing programs where they are in residence
- persons who meet the HUD definition of homeless and are disabled
- current clients of YWCA Angeline's, YWCA emergency shelter or YWCA transitional housing programs

Waiting List

YWCA Opportunity Place Apartments maintains a wait list of 70 qualified applicants. After applications are sorted by preference and by lottery, *only the first 70 applications in order of lottery will be kept on file.*

*For more information about YWCA Opportunity Place Apartments,
please leave a message at 206 436-8621 and YWCA staff will return your call.*