



YWCA Pierce County Affordable Permanent Housing Tenant Eligibility

The YWCA Pierce County is currently constructing 54 units of affordable permanent housing that is scheduled to begin tenant move-in early- to mid-February 2021. We are accepting prospective tenant information at this time and will begin issuing applications to eligible interested parties as soon as they are available. **Joining the interest list and/or turning in an application is not a guarantee of being housed.** Application approvals are subject to project requirements and will be made in adherence with all applicable laws, regulations, and funder requirements.

Eligibility:

- Meet income criteria (see chart below).
- Submit a complete and accurate application with all required documents.
- 75% of units are set aside for households exiting homelessness.
 - “Homelessness” is defined as all HUD categories 1-4 (see below for definitions).
- 50% of units are set aside for households where at least one member has a special population characteristic.
 - “Special populations” is defined as having a physical, mental, intellectual, or developmental disability or in recovery from physical abuse (fleeing DV) or drug/alcohol abuse.
- 30 units are supported by Project-based Section 8 vouchers; applicants for those units must meet Section 8 eligibility requirements.
 - May include but is not limited to restrictions on criminal history, rental history, or history with other public housing authority jurisdictions.

Process:

- The interest list is currently open. Interested parties may call (253) 272-4181 x221 (or their current Advocate if they are a YWCA client) to be added to the list.
 - Prospective tenants will need to provide a working phone number, email, and/or message number, mailing address if available, source of income, household size, homeless status (if any), special population status (if any), and referral source (if any; for example, Coordinated Entry, Social Service Organization, 2-1-1, etc.).
- Interested parties will be contacted once applications are available, so long as the contact information provided on the interest list remains current. Distributed applications will include full instructions for application completion.
- Once applications are fully completed, they may be submitted with the \$40 screening fee to the contact listed in the packet.
- Approved applicants will be contacted to schedule a certification appointment (tentatively slated for mid-November to mid-December 2020).
- Once applicants pass the certification process, move-ins will begin being scheduled starting early- to mid-February 2021.

Unit Configurations and Rents: Rents are listed after utility allowance and before any other subsidy is applied. All units require a \$40 screening fee and a \$300 security deposit. If screening results in a recommendation of payment of last month’s rent in addition to first month’s rent and deposit, payment options may be available.

For households making up to 50% of Area Median Income (AMI), these units are available:

- 5 Studios (4 homeless set aside); 292-355 sq. ft. --\$705 per month
- 8 One Bedrooms (4 homeless set aside); 449 to 511 sq. ft. --\$757 per month
- 10 Two Bedrooms (5 homeless set aside); 691 to 791 sq. ft. --\$906 per month
- 4 Three Bedrooms (2 homeless set aside); 937 to 956 sq. ft.--\$1,031 per month



For households making up to 30% of Area Median Income (AMI), all units are homeless set aside; these units are available:

- 5 Studios; 292-355 sq. ft. --\$402 per month
- 8 One Bedrooms; 449 to 511 sq. ft. --\$432 per month
- 9 Two Bedrooms; 691 to 791 sq. ft. --\$518 per month
- 5 Three Bedrooms; 937 to 956 sq. ft.--\$581 per month

The set aside units for special populations will be distributed throughout all 54 units.

Income Qualification:

50% AMI by Household Size

Household Size	1	2	3	4	5	6	7
Annual Income	\$30,300	\$34,600	\$38,950	\$43,250	\$46,750	\$50,200	\$53,650

30% AMI by Household Size

Household Size	1	2	3	4	5	6	7
Annual Income	\$18,180	\$20,760	\$23,370	\$25,950	\$28,050	\$30,120	\$32,190

Homeless Definition:

On January 4, 2012, final regulations went into effect to implement changes to the U.S. Department of Housing and Urban Development’s (HUD’s) definition of homelessness contained in the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act. The definition includes four broad categories of homelessness:

Category 1: People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided if they were in shelter or a place not meant for human habitation before entering the institution. People are considered homeless if they are exiting an institution where they resided for up to 90 days and were homeless immediately prior to entering that institution.

Category 2: People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. The regulation also describes specific documentation requirements for this category.

Category 3: Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This applies to families with children or unaccompanied youth (up to age 24) who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.

Category 4: People who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening situations related to violence; have no other residence; and lack the resources or support networks to obtain other permanent housing.