



PRIDE PLACE

LGBTQIA+ Affirming
Affordable Senior Housing



PROJECT ORIGINS

- Community Roots Housing formed an LGBTQIA+ Senior Housing Advisory Committee in 2016 to explore project concept and identify potential sites
- GenPride selected as primary service provider and project partner; Environmental Works selected as architect
- CRH obtained site control in central Capitol Hill location in partnership with Sound Transit and Seattle Central College
- Extensive community engagement was conducted from 2018-2020, including meetings with LGBTQ+ senior housing advocates
- Funding awards from OH, King County, and HTF, and state legislature (GenPride) secured in 2019

Historically
landmarked
Eldridge Tire
Co. & Atlas
façades

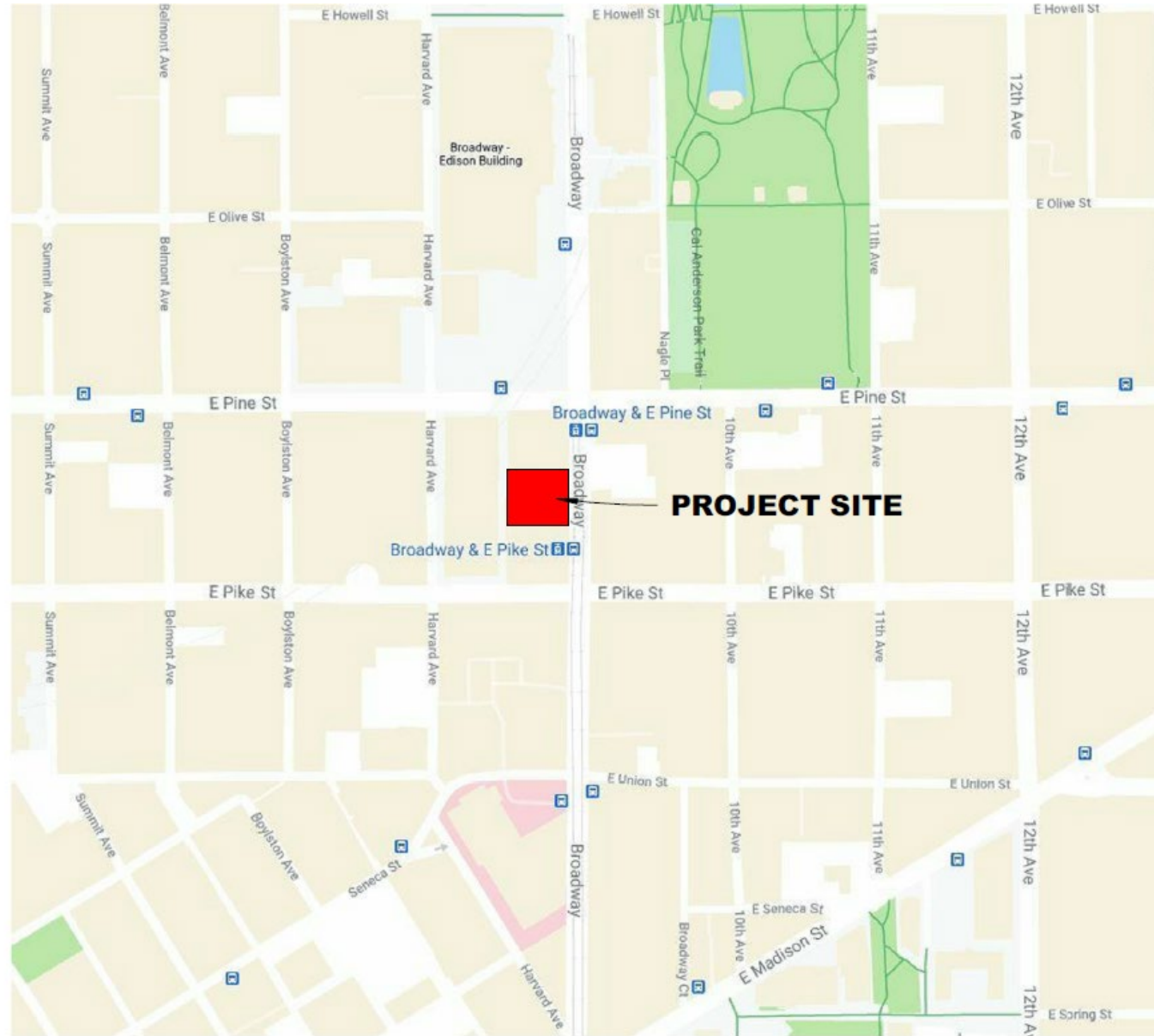


Before
construction
start



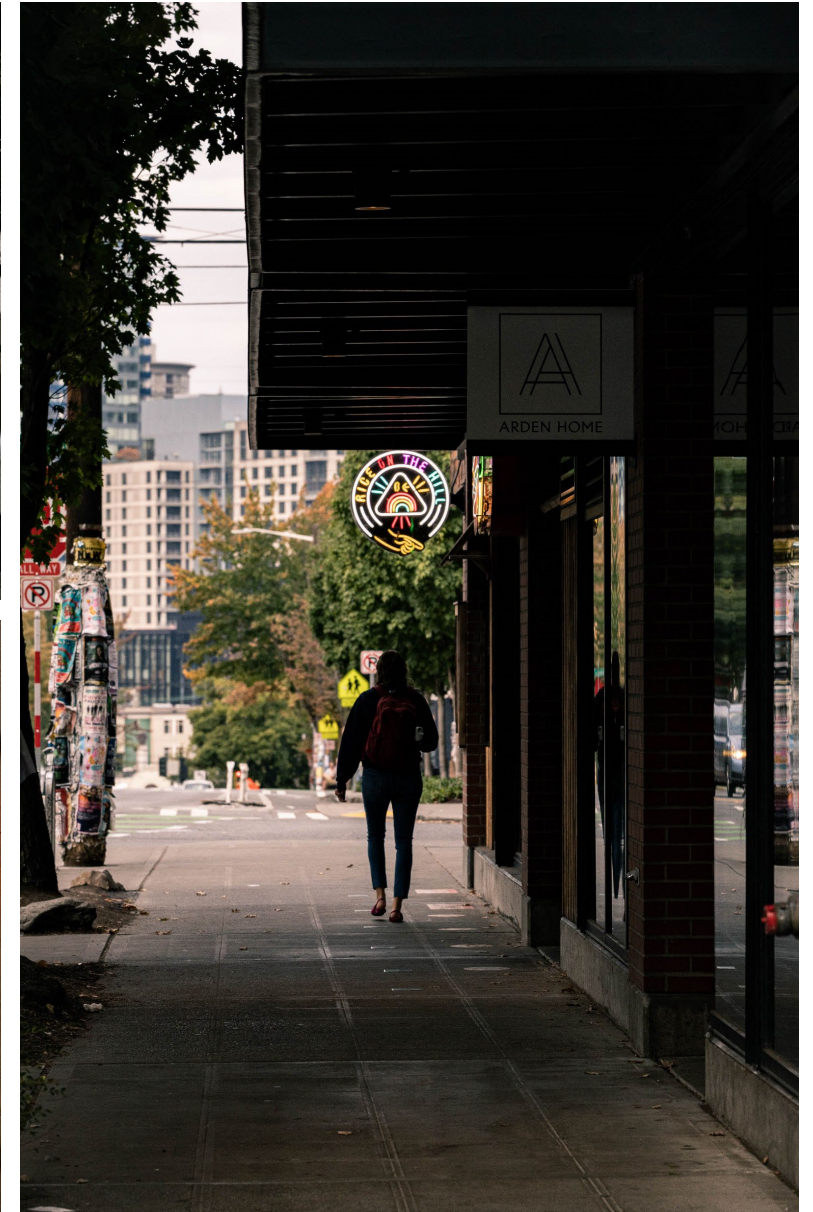
Rendering of
final building
design





SITE CONSIDERATIONS

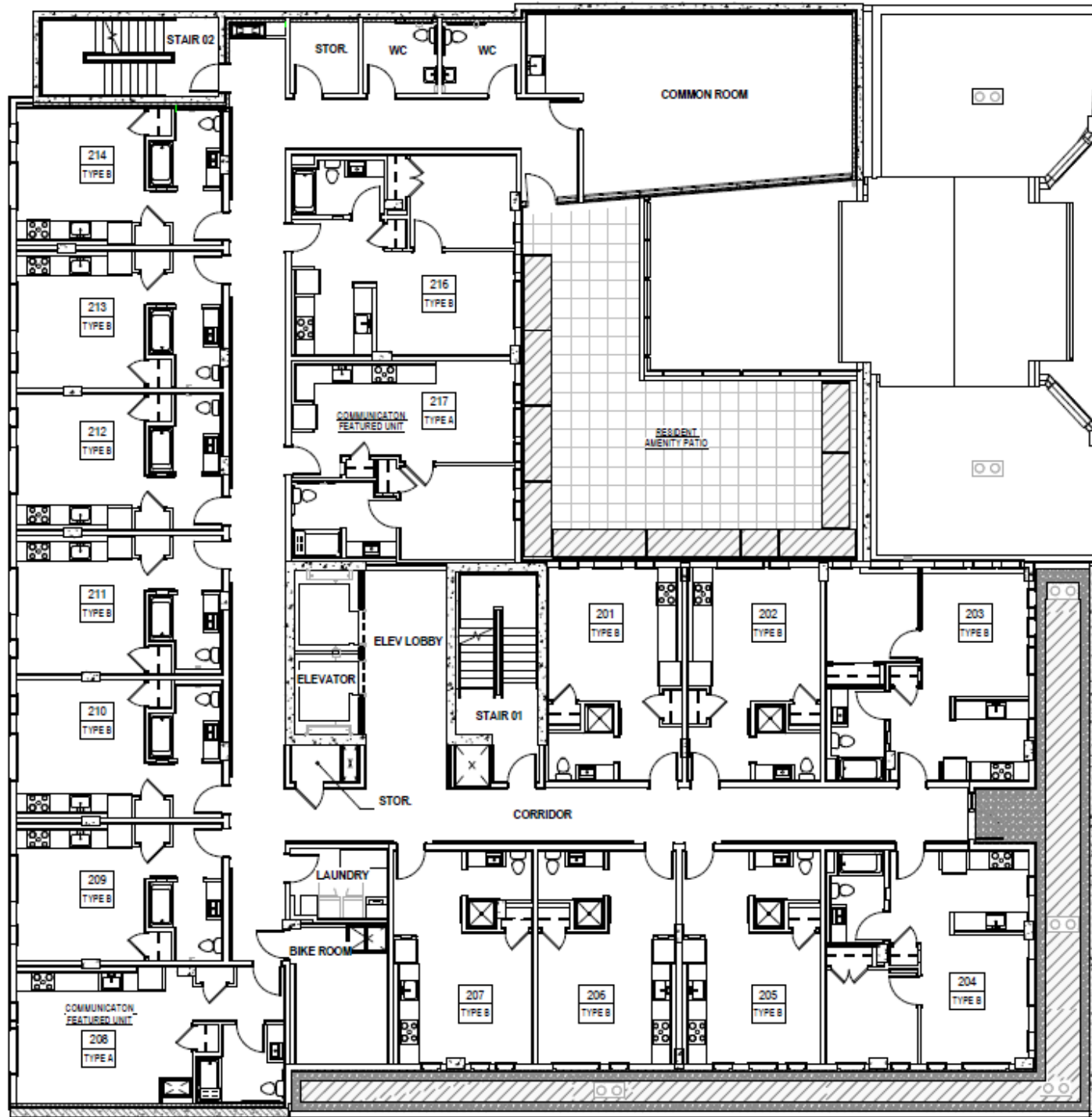
- Located in center of Seattle's historically LGBTQIA+ neighborhood
- Access to businesses and amenities
 - Grocery stores, Rx, medical centers, restaurants, cultural spaces, parks
- Transit and walkability
 - Access to bus, light rail, street trolley, protected bike lanes
 - Walk score: 99

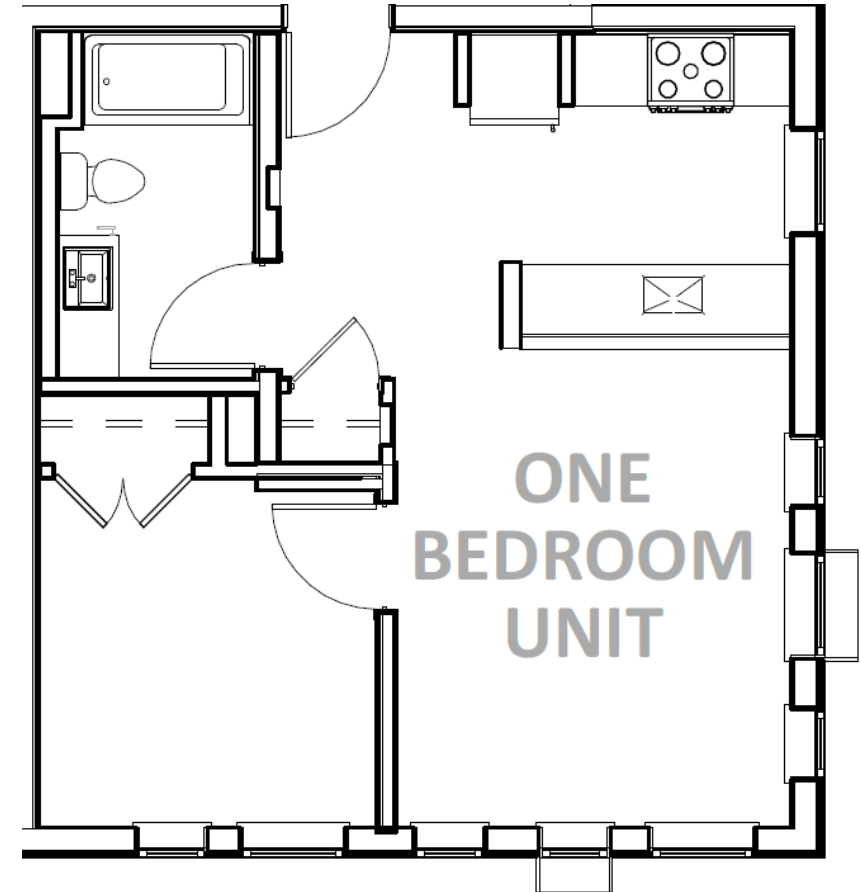
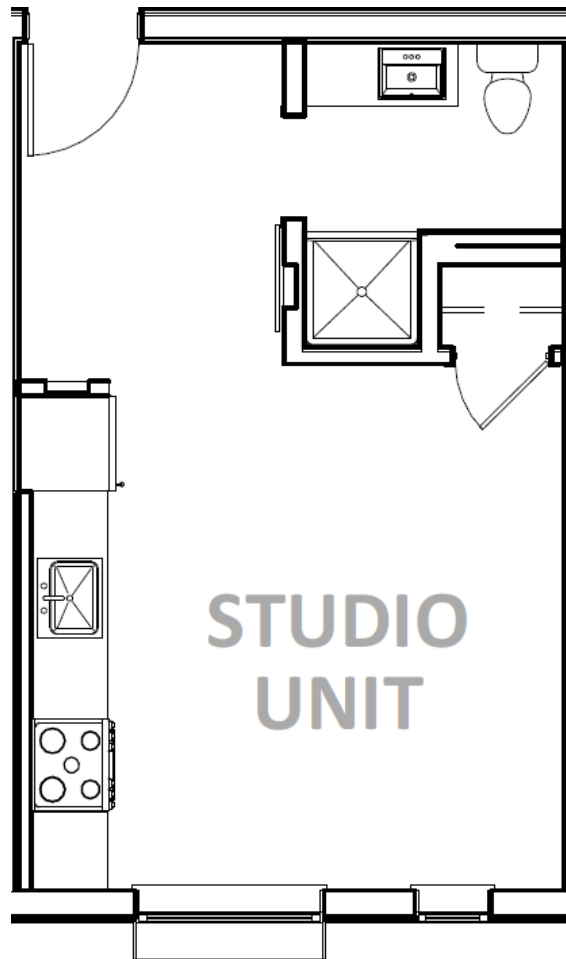


UNIT MIX AND AMI LEVELS

- 90 studios; 28 one-bedroom units
- 14 Type A units (6 required by code); remainder are Type B

	30%	50%	60%	Total
Studio	11	79	--	90
1-bed	2	--	26	28
Total	13	79	26	118





Amenities



OUTDOOR PATIO &
COMMUNITY ROOM



BIKE STORAGE



PET FRIENDLY



GROUND-LEVEL
RETAIL



HIGH-SPEED
INTERNET ACCESS



LAUNDRY ON
EVERY FLOOR



CEILING FANS &
DISHWASHERS IN
EVERY UNIT



CONTROLLED
ACCESS

UNIT DESIGN

- All units include full kitchen and private bathroom
- Each unit has enhanced ventilation for improved air quality, including operable windows and ceiling fan
- All bathrooms have grab bars installed
- All door hardware, plumbing fixtures, light switches appliances are ADA compliant and appropriate for senior population (no need for grabbing, twisting, pinching, etc...)
- Well-lit entry with multiple handrails and ramp with rough concrete finish for traction
- Automatic entry doors with key fob entry at main entrance and several interior door locations
- Centrally located elevator bank and active stairway
- Handrails installed in all corridors and common areas

GENPRIDE SENIOR CENTER

- Providing a variety of LGBTQIA+ specific senior services
 - Case management and connections to relevant service providers
 - Health, wellness, and elder-specific physical and behavioral healthcare
 - Trainings and classes
 - Community meal service
 - Community meeting and event space
 - Arts and cultural programming



TIMELINE

October 2021

Construction start

May-June 2023

Conduct outreach and hold application workshops

June 15, 2023

Begin accepting applications

June-August 2023

Process applications and conduct lease signings

August 2023

Construction completion

September-December 2023

Complete lease-up and move-ins



Application steps & AMI document

PRIDE PLACE RENTAL APPLICATION PROCESS



All applicants will be treated equally without regard to race, sexual orientation, gender identity, or other protected class status.



STEP 1: LEARN ABOUT ELIGIBILITY REQUIREMENTS

Area Median Income (AMI) is the midpoint of a region's income distribution. Eligibility for renting an apartment at Pride Place is partially based on your household AMI level. The chart below shows the maximum allowable income for different sized households. At Pride Place, AMI levels determine the maximum allowable income of a certain apartment. These limits are not set by Community Roots Housing; AMI limits apply to affordable housing across the region.

HOUSEHOLD INCOME REQUIREMENTS*

Units are restricted to people making a certain percentage of the AMI. You qualify for different units whether you make 30, 50, or 60% of the area median income. The chart to the right shows you the maximum income you can make to qualify for 30, 50, and 60% AMI units, depending on the size of your household.

Household size	Maximum allowable income		
1 person	\$27,200	\$45,300	\$54,350
2 persons	\$31,050	\$51,800	\$62,100
3 persons	\$34,950	\$58,250	\$69,900

Eligible for: 30% AMI units 50% AMI units 60% AMI units

STEP 2: ON JUNE 15, CALL (206) 347-1500

At 9 a.m. PST on June 15, 2023 we will open a dedicated phone line. Live agents will be ready to take your call. Please have the following information ready:

- Your first and last name (please spell them out)
- An email address to get in touch with you
 - If you do not have access to email, please have a reliable phone number ready
- The apartment size you would like to rent

During your phone call, you will set an appointment to meet with a Community Roots Housing representative in person at the 12th Ave Arts building. You'll need to collect all the documents required to complete your rental application between June 15 and your appointment date.

*Please note income limits are subject to change in summer 2023 due to updates in regulations.



COMMUNITY ROOTS
HOUSING



COMMUNITY ROOTS HOUSING

PRIDE PLACE HOUSEHOLD INCOME & UNIT AMI

Area Median Income (AMI) is the midpoint of a region's income distribution. At Pride Place, AMI levels determine the maximum allowable income* of a certain apartment. The chart below shows the maximum allowable income for different sized households. These limits are not set by Community Roots Housing; AMI limits apply to similar affordable housing across the region.

Residents will qualify for different units at Pride Place depending on whether they make 30, 50, or 60% of the area median income. The chart below lists the maximum income you can make to qualify for 30, 50, and 60% AMI units, depending on the size of your household.

Add the gross yearly income for each person in your household to determine your household's total annual income. This number should combine annual wages and salaries, assets, and any other sources of income.

*Please note income limits are subject to change in summer 2023 due to updates in regulations.

Household size	Maximum allowable income		
1 person	\$27,200	\$45,300	\$54,350
2 persons	\$31,050	\$51,800	\$62,100
3 persons	\$34,950	\$58,250	\$69,900

Eligible for: 30% AMI units 50% AMI units 60% AMI units



All applicants will be treated equally without regard to race, sexual orientation, gender identity, or other protected class status.

Application steps

1. Learn about eligibility requirements
2. **Applications open June 15, 2023**
 - **Call (206) 347-1500**
3. Submit information early online
4. In-person appointment at 12th Avenue Arts
5. Sign a lease

SEPTEMBER: MOVE INS BEGIN

Household income & unit AMI

**Please note income limits are subject to change in summer 2023 due to updates in regulations.*

Household size	Maximum allowable income		
1 person	\$27,200	\$45,300	\$54,350
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ELIGIBILITY & SCREENING CRITERIA

 COMMUNITY ROOTS HOUSING

PRIDE PLACE

ELIGIBILITY & SCREENING CRITERIA

All Community Roots Housing applicants must meet income and household criteria based on the funding restrictions for the property. In addition, Community Roots Housing uses the following criteria to determine a household's suitability for Community Roots Housing. Exceptions to Community Roots Housing's criteria are made only through the application appeals process, which is outlined below.

Community Roots Housing will consider applications in the order in which completed applications are received. An application is considered complete when all of the information outlined on the attached list "What to Bring When You Apply" is received. If the applicant fails to bring any of the required information to the appointment or all applicants are not present, the appointment will be stopped and rescheduled if the unit is still available. If we contact you to clarify employment, rental history, or other information, you will have 72 hours to provide the information before your application is denied.

Please note the following:

1. Community Roots Housing does not accept Portable Screening Reports.
2. All adults in the household must apply for the unit.
3. If you would like to request additional time to complete the application due to limited English proficiency or as a reasonable accommodation for a disability, please notify a Community Roots Housing representative.

AGE
At least one member of the household must be 55 years of age or older.

INCOME
Apartments have a maximum income limit based on household size. All sources of income must be disclosed and verified for all the household members. Income calculations are determined by funder requirements and Community Roots Housing must use the highest calculated income projections. Household income must be at minimum 2 times the annual rent. Alternatively, household may show that they have accessible financial assets to cover the monthly rent amount for the length of the lease or demonstrate 6 months of timely payment of rent at or higher than rental amount for the unit applying for. The following exceptions apply:

- Households with a Seattle Housing Authority, Section 8 Housing Choice Voucher, or similar, are exempt from the minimum income requirement.
- Applicants with temporary vouchers are subject to meeting minimum income requirements of 2x the monthly rent after the voucher is applied.

Eligibility & Screening Criteria, page 1 of 5



WHAT TO BRING WHEN YOU APPLY



PRIDE PLACE WHAT TO BRING WHEN YOU APPLY

Applicant name(s): _____

Applying for (please circle one): Studio One-bedroom

Your appointment is on: _____ at the 12th Avenue Arts building located at 1620 12th Ave, Suite 205, Seattle WA 98122.

Thank you for applying with Community Roots Housing. To meet our funding requirements and help process your file in a timely manner you must bring the following items below to your application appointment.

ISSUE	ITEM
Employment	Six most recent paystubs for each job and fax number/email for HR or payroll
Self-employment	Most recent signed tax return submitted to IRS or monthly profit and loss record
Social security, SSI, WA State SSI	Current benefit award letter, dated within the last 120 days
Child Support	Court Order/personal arrangement (no documentation necessary for DCS)
Alimony/Spousal Support	Court Order/personal arrangement
Public Assistance	No documents required
Unemployment	Current benefit award letter
Pension or VA benefits	Current benefit award letter
Regular/Periodic income (Gift)	Name and address for person providing income
Other	Most recent earnings or benefit statement
Checking	Most recent bank statement
Savings	Most recent bank statement
Money Market	Most recent statement
Stocks/Bonds/CDs	Most recent statement
Trust Funds	Most recent statement
IRA/Keogh Account/401K	Most recent statement
Annuity Asset	Most recent statement
Real estate	Rental agreement with tax return (if applicable) and mortgage statement (if applicable)
Life Insurance (Whole or Universal)	Organization and policy number/most recent statement



Checklist

✘ Employment	6 most recent paystubs for each job and fax number/email for HR or Payroll
✘ Self-employment	Most recent signed tax return submitted to IRS or monthly profit and loss record
Social security, SSI, WA State SSI	Current benefit award letter, dated within the last 120 days
Child Support	Court Order/personal arrangement (No documentation necessary for DCS)
Alimony/Spousal Support	Court Order/personal arrangement
Public Assistance	Current benefit award letter
Unemployment	Current benefit award letter
Pension or VA benefits	Current benefit award letter
Regular/ Periodic Income (Gift)	Name and address for person providing income
Checking	Most recent bank statement
Savings	Most recent bank statement
Money Market	Most recent statement
Stocks/Bonds/CDs	Most recent statement
Trust Funds	Most recent statement
IRA/Keogh Account/401K	Most recent statement
Annuity Asset	Most recent statement
Real-estate	Rental agreement with tax return and mortgage statement as applicable
Life Insurance (Whole or Universal)	Organization and policy number/ most recent statement

QUESTIONS?



LEARN MORE & SIGN UP FOR EMAIL UPDATES

Visit
prideplaceseattle.org

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