



Pierce County Housing Resource Guide For Individuals & Families

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May 6, 2011

Glossary of Key Terms used in this guide:

[Adopted from Pierce County Affordable Housing Consortium]

Subsidized/Income-Based Housing: Federal, state, or local government programs that reduce the cost of housing for low- and moderate-income residents. Housing can be subsidized in numerous ways. You go to the complex and apply within; you must meet income guidelines to qualify.

Non-Subsidized, Affordable Housing: Housing in which the tenant pays full price for the rent, although the rent is still below market rate.

Median Income: A statistical number set at the level where half of all households have income above and half below it. It is calculated and published annually by the U.S. Department of Housing and Urban Development.

Income Limits: Income limits for households to qualify for subsidized or non-subsidized, affordable housing, based on the Area Median Income. Specific household sizes are used to determine eligibility for each household.

Housing Choice Voucher Programs (Section 8): Local housing authorities (Pierce County Housing Authority- PCHA and Tacoma Housing Authority- THA) issue vouchers to eligible applicants that they can use to help them pay for apartments in the private market. Recipients are then responsible for finding landlords or apartment complexes that accept the vouchers. To be considered for a voucher, there is an application process involved and the process usually involves long wait times.

**Contact individual apartments for current guidelines, openings & waiting lists.
Note that prices and eligibility periodically change.**

Other Resources that can Help Find Housing

Martin Luther King Housing and Development Association- (253) 682-1300. Provides housing for moderate income households in Pierce County. They are willing to work with families that have less than perfect credit. Call for openings and leasing requirements.

Metropolitan Development Council- (253) 597-6728. Provides housing for individuals and families that may be experiencing homelessness, have low-incomes, or are dealing with problems related to substance abuse. Housing can include single room units, homes, duplexes and 1, 2 or 3 bedroom apartments. Wait times depend on unit availability.

Pierce County Housing Authority (PCHA)- (253) 620-5400. Administers the Section 8 program for Pierce County residents. Also manages several affordable housing properties.

Puyallup Tribal Housing Authority- (253) 573-7956. Provides assistance and opportunities for eligible and qualified Native Americans within the Puyallup Tribe's service area to obtain decent, safe, sanitary and affordable housing.

Shared Housing Services- (253) 272-1532. Homeshare Match Program matches individuals in need of housing with Pierce County residents who have rooms available. Call for more information.

Tacoma Housing Authority- (253) 207-4400. Offers subsidized housing and administers the Section 8 program for City of Tacoma households.

www.aptfinder.org- Website that also lists affordable housing apartments and any openings they may have.

PROPERTY/ ORGANIZATION	APARTMENT SIZES AND PRICES	SECTION 8?	FELONIES?	EVICCTIONS?	PETS?	WAIT LIST?	PROPERTY/ ORGANIZATION OTHER
SUBSIDIZED HOUSING							
Catalina Apartments (253) 627-5211 1616 S Yakima Tacoma, WA	1, 2, 3 bedroom apartments, call for pricing	No	Must be at least 5 years old, then on a case-by-case basis	Must be a least 5 years old, then on a case-by- case basis	No	Wait list for all apartment sizes	Rent is calculated at 30% of household income; no application fees.
Fern Hill Terrace (253) 475-0482 210 S 80th St Tacoma, WA	2 and 3 bedroom units for family housing	No	No	No	Service Animal only	8 months - 1 year; longer for 3 bedroom units	Rent is calculated as a percentage of household income; no W/D in units, but a laundry room is on the premises.
Kenyon House (360) 829-0487 530 S Division St Buckley, WA	2, 3, 4 Bedrooms Call for Pricing	No	No	No	No	Yes	Rent is calculated as 30%, 50% or 70% of household income, depending on how low- income the family is.
Meadow Park/Garden Court (253) 474-5103 5712 Hanna Pierce Rd W Tacoma, WA	2 and 3 Bedrooms Call for Pricing	No	No	No	No Pets	2.5-3 years	Rent is calculated at 30% of household income.
Kalles Properties Mi Casa Program (253) 848-9393 2702 E Main St Puyallup, WA 98372	1 and 2 Bedrooms Call for Pricing	No	Case-by-case basis	No	No	No	Call on the 12 th of the month to check for open apartments. Families must earn at least \$900 a month. No more than 4 people in the apartment.
Norwegian Wood (253) 851-3653 3405 Erickson St Gig Harbor, WA	1 and 2 Bedrooms Call for Pricing	No	No	Case-by-case	Service Animal only	1 year	Rent is calculated at 30% of household income.

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Redwood Park (253) 759-9711 3015 N Pearl St Tacoma, WA	1, 2, 3 Bedroom apartments, Call for Pricing	Yes	No	No	Service Animal only	Yes	Water, Sewer and Garbage are included in the rent. Some units are non-subsidized, Section 8 can be used for those units.
Wedgewood Homes (253) 474-5103 5712 Hanna Pierce Rd W Tacoma, WA	3 and 4 Bedrooms Call for Pricing	No	No	No	No Pets	2.5-3 years	Rent is calculated at 30% of income
Winthrop Apartments (253) 272-9329 776 Commerce St Tacoma, Wa	Studios and 1 Bedroom apartments, call for pricing	No	Must be 7 years or older, this includes misdemeanor offenses	No	Service Animal only	6-7 months for studios; 1 year for 1 bedroom apartments	Public areas have been remodeled, apartments are being upgraded. Rent is 30% of household income, and includes utilities.

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INCOME BASED HOUSING OR TAX CREDIT HOUSING							
Alpine Vistas (253) 564-3196 2422 70th Ave W University Place, WA	1 Bedrooms (\$605-645) 2 Bedrooms (\$740-770) 3 Bedrooms (\$1100)	Yes	No	No	Under 20 pounds	None	Must make 3x the rent. Water, sewer and garbage are included in the rent.
Arbor Point (253) 582-3061 11432 105th Ave SW Lakewood, WA 98498	1, 2, 3 Bedrooms Call for Pricing	Yes	No	Yes, if the eviction has been paid off	Yes, includes large dogs	There is a wait list for 2 bed/2 bath and 3 bedroom units	Must make 2.5x the rent, the renter is responsible for all utilities; the lease is for 12 months or longer. There is a military clause. Visit www.arborpointeapartments.com for more information.
Boulder Park (253) 565-7882 7523 44th St W Tacoma, WA	1 Bedrooms (\$585) 2 Bedrooms (\$675) 3 Bedrooms (\$875)	Yes	No	No	Under 25 pounds; \$300 pet fee.	None	Call for availability on Townhomes, they aren't open very often. Call for current specials.
Briarview (253) 564-3419 7515 36th St Ct W University Place, WA	1 Bedrooms (\$685) 2 Bedrooms (\$795) 3 Bedroom Townhomes (\$1100)	Yes	Case-by-case basis	Case-by-case basis	Cats, dogs (under 20lbs), fish and birds, \$400 pet fee	Wait list for townhomes.	Must make 3x the rent.
Bridgewood Apartments (253) 584-5977 4913 109 th St SW Tacoma, WA	1 Bedrooms \$550 2 Bedrooms \$650	Yes	5 years from date of release from probation/parole	2 years; must have good rental history, but not from family or friends	\$350 for cats; \$250 for dogs;	None	Includes all utilities except gas; must make 3x the rent. Deposit is \$500, application fee is \$40. Pet fee is non-refundable, dogs must weigh under 20lbs.

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Brookside Garden (253) 535-1670 804 100th St Ct E Tacoma, WA	1 Bedrooms (\$640-710) 2 Bedrooms (\$795-825)	Yes	No violent crimes toward people	No	Cats are allowed	None	Must make 3x the rent. Pet fee is \$300 for one cat, \$450 for two cats.
Brookridge Apartments (253) 581-7102 7320 146th St SW Lakewood, WA	1 Bedrooms (\$535) 2 Bedrooms (\$635)	Yes	7 years or older; no violent crimes	Must be paid off, or be making payments.	One Cat \$450 deposit, \$300 refundable	None	Managed by PCHA, Deposit \$125, Admin Fee \$125, Screening Fee \$40; ask for current specials. Income must be 1.75x the rent.
Cascade Apartments 4425 Pacific St SW Lakewood, WA 98499	1 Bedroom (\$550) 2 Bedroom (\$750)	Yes	No to felonies for distribution of drugs, 1 st degree assault, sex crimes or crimes against people. Others – case-by-case.	No	No	None	Water/Sewer/Garbage included in rent. Tenant pays for electricity.
Cedar Crest (253) 539-5663 1766 108th St S Tacoma, WA	2 Bedrooms (\$725-775)	Yes	No	No	\$200 deposit per animal.	None	Call to check for current specials. Water/Sewer/Garbage included in rent. Dogs: must be a small breed or under 20lbs.
Charron (253) 471-0322 (253) 383-3990 4002 S Warner Tacoma, WA	2 Bedrooms (\$680-700)	From Tacoma Housing Authority only	No	No	Cats and very small dogs	None	Non-refundable pet fee of \$300. Screening fee is \$50 for a married couple; otherwise the fee is \$50 per adult.

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Chateau Rainier (253) 922-5171 4600 16th St E Fife, WA	1 Bedrooms (\$670) 2 Bedrooms/ 1 bath (\$760) 2 Bedroom/ 2 bath (\$775) 3 Bedrooms (\$975)	PCHA only	7 years old; no crimes against people	No	One cat; dogs only with medical need	None	Managed by PCHA, Deposit \$125, Admin Fee \$125, Screening Fee \$40; Income must be 1.75x the rent or higher. If bills totaling more than \$5000 are in collections, or past-due, the application will be denied.
Cherry Creek Apartments (253) 535-2552 2325 S 96th St Tacoma, WA	Studio (\$570) 1 Bedrooms (\$640-760) 2 Bedrooms (\$745-850)	Yes	Felonies - 7 years Misdemeanor - 3 years	No	Not all breeds allowed. \$400 pet deposit. 2 pets is \$600	No	When applying, check for current specials. \$38 application fee. Half of the pet deposit is refundable.
Colonial Square Apartments (253) 627-2766 701 Commerce St Tacoma, WA	Studio and 1 bedroom apartments ranging from \$395-\$490	Yes	Case-by-case basis	Case-by-case basis	No Pets	1st come, first served	All utilities except phone and cable are included in the rent; secure building.
Commencement Terrace (253) 627-0194 29 St. Helens Ave Tacoma, WA	1 Bdrms/city view (\$670) 1 Bdrms/water view (\$725) 2 Bedrooms (\$860)	Yes	Must be 7 years old; willing to work with people with special circumstances.	Must be 7 years old; if eviction is paid/being paid off, may be willing to work with you.	Large dogs welcome; call for more information	None for 1 bedroom units; call to check on 2 bedroom units.	Rental prices listed include Water/Sewer/Garbage and electric. \$40 application fee. \$500 deposit, \$200 of that is non- refundable.

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Common Wealth Apartments (253) 272-9475 Office is located at 1314 Market St, Tacoma WA (Market St. Apartment)	3 Bedrooms (\$590)	From Tacoma Housing Authority only	No	No	No	Yes	Must make 2.5xRent Includes: Water, Sewer, Garbage
Community Terrace (253) 759-2227 5401 S 12th St Tacoma, WA	1 Bedrooms (\$575) 2 Bedrooms (\$675)	Yes	No	Willing to work with past evictions if you are paying it off.	Yes, see "Other" for more info.	None	Must earn 3x rent unless you are on a fixed income like Social Security. Water/Sewer/Garbage included. Pets: Birds, fish, small caged animals, service cats, no dogs. Laundry on-site. On a bus line.
Cypress Cove (253) 752-4663 1202 N Pearl St Tacoma, WA	1 Bedrooms (\$630-695) 2 Bedrooms (\$795-895) 3 Bedrooms (\$1125)	From Tacoma Housing Authority only	7 years No sex crimes	No	Service Animal- see "Other"	For 3 Bedrooms	Includes: Water/Sewer/ Garbage in the rent. Service or Companion animals allowed, with a note from your Dr.
deMark Apartments (253) 536-0115 1707 74th St Ct E Tacoma, WA	1 Bedrooms (\$670) 2 Bedrooms (\$770)	Yes	7 years	Must be at least 3 years old, and paying/paid off	One Cat	None	Managed by PCHA, Deposit \$125, Admin Fee \$125, Screening Fee \$40. Must earn at least 1.75x the rent. Check for current specials.
Double ZZ Property Management (253) 531-9431	Size/price vary by property	Yes	No	No	No	No	Owns/Manages Properties in Pierce County. Section 8 accepted at some properties and not others.

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Eagle's Lair (253) 584-5908 12710 56th Ave Ct SW Lakewood, WA	1 Bedrooms (\$530) 2 Bedrooms (\$630)	Yes	Felony must be at least 7 years old. See "other" for more information.	Over 3 years old. Must be paid off, or been paying it off for over a year.	One Cat	None	Managed by PCHA, Deposit \$125, Admin Fee \$125, Screening Fee \$40. Income must be at least 1.75x the rent. Deposits vary. Felony: Must be free from parole/probation. Incarceration must have ended at least 3 years ago.
Eagle's Watch (253) 841-9676 2204 S Meridian St Puyallup, WA	1 Bedrooms (\$635) 2 Bedrooms (\$735-770)	Yes	7 years; still a case-by-case	over 3 years old, must be paid off; then case-by-case	One Cat, birds or fish (in a 10 gallon tank or more)	None	Managed by PCHA. Refundable Deposit \$125, Admin Fee \$125, Screening Fee \$40. Income must be at least 1.75x the rent. Must not have more than \$5000 of debt in collections (student loans and medical bills don't count).
Evergreen Court (253) 584-1533 12809 47th Ave SW Lakewood, WA	1 Bedrooms (\$490) 2 Bedrooms (\$590)	Yes	7 years	Must be over 3 years old, and be paid off	One Cat		Managed by PCHA, Deposit \$125, Admin Fee \$125, Screening Fee \$40; Income must be at least 1.75x the rent.
Golden Given Apartments (253) 536-3154 1023 74th St E Tacoma, WA	1 Bedrooms (\$610)	Yes	No	Case-by-case basis	20 pound limit; not all breeds allowed	None	Coin operated laundry rooms on site; This is not subsidized housing. 4 units are wheelchair accessible; call for availability.
Hidden Hills (253) 565-2556 3313 72nd Ave Ct W University Place, WA	1 Bedrooms (\$585-\$690) 2 Bedroom/1 Bath (\$690- \$710) 2 Bedroom/2 Bath (\$690- \$740) 3 Bedrooms (\$780-\$905)	Yes	No	No	Service Animal only	No	Deposit of \$250 or \$500 depending on Credit History.

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Hidden Village (253) 531-8618 13862 10th Ave S Tacoma, WA	1 Bedrooms (\$540)	Yes	7 years	Must be at least 3 years old, and paying/paid off		Yes	Managed by PCHA, Deposit \$125, Admin Fee \$125, Screening Fee \$40. Must earn at least 1.75x the rent. Water/Sewer/Garbage included in the rent.
J and M Properties (253) 235-2660 9th and Sheridan Tacoma, WA	Large family rentals	Yes	Case-by-case basis, no sex offenses	Case-by-case basis	Depends on the house and animal	None	Property management company; several homes throughout Tacoma; Zero drug tolerance.
Lakewood Village (253) 589-3730 9100 Lakewood Dr SW Lakewood, WA	1 Bedrooms (\$675) 2 Bedrooms (\$800) 3 Bedrooms (\$975)	Yes	7 years; no sex- offences	If the eviction has been paid off	Cats or Service animals	None	Managed by PCHA. Refundable Deposit \$125 (higher cost for 3 bedroom units), Admin Fee \$125, Screening Fee \$40. Must earn at least 1.75x the rent, unless you have Section 8. Basic Food award may count as income. Water/Sewer/Garbage included in the rent.
Lakeaire Apartments (253) 503-7919 5314 San Francisco Ave SW Lakewood, WA	1 Bedroom (\$550)	Yes	Case-by-case basis; no sex offenses	Case-by-case basis	Pets under 40 lbs; \$400 non- refundable pet fee	None	Tenant pays utilities. Laundry room on site. Ground floor apartments have two entrances.
Lone Pine (253) 588-4364 5218 Chicago Ave SW Lakewood, WA	1 Bedrooms (\$515) 2 Bedrooms (\$620)	Yes	Felony must be at least 7 years old. See "other" for more information.	Over 3 years old. Must be paid off, or been paying it off for over a year.	One Cat	None	Managed by PCHA, Deposit \$125, Admin Fee \$125, Screening Fee \$40. Income must be at least 1.75x the rent. Deposits vary. Felony: Must be free from parole/probation. Incarceration must have ended at least 3 years ago.
Madrona Pointe (253) 272-1025 3202 S Mason Ave Tacoma, WA	1 Bedroom (\$685) 2 Bedroom (\$810)	No	No	case-by-case; will pay a larger deposit for less than perfect credit	Yes, no pit bulls or pit- bull mixes	None	Income must be 2.5x the Rent.

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Manitou Apartments 5201-5207 66 th St W Pierce County, 98467	1 Bedroom (\$600)	Yes	No to felonies for distribution of drugs, 1 st degree assault, sex crimes or crimes against people. Others – case-by-case.	No	No	None	Water/Sewer/Garbage included in rent. Tenant pays for electricity.
Oak Leaf Apartments (253) 588-4557 4111 110th St SW Lakewood, WA	1 Bedrooms (\$485)	Yes	7 years or older	Case-by-case basis	One Cat		Managed by PCHA, Deposit \$125, Admin Fee \$125, Screening Fee \$40, must earn 1.75x the rent.
Orchard Heights (253) 475-0833 4901 S 56th St Tacoma, WA	2 Bedroom (\$401-\$871) 3 Bedroom (\$457-\$998) 4 Bedroom (\$500-\$1106)	Yes	No	No	No pets; service animals only	None	Must make 2x the portion of the rent; some apartments accessible for the disabled.
Orchard Hills (253) 473-3459 5701 Orchard St W Tacoma, WA	1 Bedrooms (\$650) 2 Bedrooms (\$750-810) 3 Bedrooms (\$925-985)	Yes	No	Evictions must be paid off, and disclosed	Cats are allowed	None	Tax Credit Property, so income limits will apply.
Orchard West (253) 475-0833 4866 S 48th St Tacoma, WA	2 Bedroom (\$401-\$871) 3 Bedroom (\$457-\$998) 4 Bedroom (\$500-\$1106)	yes	No	No	No Pets; service animals only	None	Must make 2x the portion of the rent; some apartments accessible for the disabled.

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Pennington Apartments (253) 396-9999 702 Martin Luther King Jr Way Tacoma, WA	Studios (\$545) 1 Bedrooms (\$595)	Yes	No	No	\$400, deposit, no refund; Cats, but no dogs	None	Deposit \$400; screening fee \$38; Water, Sewer and Garbage included in the rent.
Royal Pacific Apartments (253) 474-5198 7645 Pacific Ave Tacoma, WA	Studio (\$505) 1 Bedrooms (\$625) 2 Bedrooms (\$705-825) 2 Bedrooms/ 2 bath (\$905)	Yes	No	No	Under 25 pounds. \$300 fee, no refund.	None	Water, sewer, garbage is included in the rent. Renter must earn 3x the rent. If the renter is on a fixed income, the income must be 2x the rent.
Sage Terrace Apartments (253) 584-5008 3502 92nd St S Lakewood, WA	1 Bedrooms (\$525) 2 Bedrooms (\$625) 3 Bedrooms (\$699)	Yes	No	No	Cats only	None	Household income must be 2x the rent. Tax Credit Housing; income guidelines apply.
Springhaven Village (253) 536-2707 9210 S Hosmer St Tacoma, WA	1 Bedroom (\$695) 2 Bedrooms, 1 bath (\$795)	Yes	No	No	Yes; no aggressive breeds	None	Rent is non-negotiable; residents must earn 2.5x the rent. Pet Deposit (half of it is refundable): \$400 for one pet, \$600 for two pets.
Summer Tree Park (253) 272-1722 1801 S 15th St Tacoma, WA	1 Bedrooms (\$550) 2 Bedrooms (\$730)	Yes	Does NOT accept applicants with convictions for murder, kidnapping, sex- crimes, arson or drug offences.	Must be over 2 years old;	Yes, \$250 fee	None	Household income must be at least 2x the rent. Call to check for current specials.

PROPERTY/ ORGANIZATION	APARTMENT SIZES AND PRICES	SECTION 8?	FELONIES?	EVICCTIONS?	PETS?	WAIT LIST?	OTHER
Summit (253) 538-2050 11016 Waller Rd E Tacoma, WA	1 Bedrooms (\$600-\$730) 2 Bedrooms (\$714-\$871) 3 Bedrooms (\$819-\$1000)	Yes	No	No	Yes	None	Income limits apply to households. Household income must be 2x the rent. Water/Sewer/Garbage included in rent. W/D hook-ups in the apartment. W/D's available for rent.
Sumner Townhomes (253) 826-5199 6100 154th Ave Ct E Sumner, WA	2 Bedroom Townhomes Call for Pricing	Yes	7 years	5 years		Current wait list	W/D in unit; 1 car garage; dishwasher and garbage disposal.
Sunset Meadows (253) 952-2466 2396 Milton Way Milton, WA	2 Bedrooms Call for pricing	Yes	No	No	No	Openings listed at www.lihi.org	Household income must be 2x the Rent.
Tahoma View (253) 537-8624 11208 1st Ave Ct E Tacoma, WA	1, 2, 3 Bedrooms Call for pricing	Yes	Contact for resident criteria.	No	Service Animal only	May be 1.5- 2.5 years, depending on the unit.	Income limits apply for this housing.
Village at Oak Meadow (253) 584-3483 7127 150th St SW, Lakewood, WA 98439, Office is Suite A	1 Bedroom (\$570-\$650) 2 Bedrooms (\$720-\$750) 3 Bedroom (\$900-\$950)	Yes	Case-by-case basis, no sex offenses	Case-by-case basis	Yes, Pet Fee required	Wait list for one- bedroom units	Will work with bad credit.

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Village Square (253) 581-1839 10810 Lakeview Ave SW Lakewood, WA	1 Bedrooms (\$545) 2 Bedrooms (\$645)	Yes	7 years	Must be over 3 years old and be paid off	One Cat		Managed by PCHA, Deposit \$125, Admin Fee \$125, Screening Fee \$40; Household income must be at least 1.75x the Rent.
Westside Estates (253) 752-7779 922 N. Pearl Tacoma, WA	Jr. 1 bedroom (\$499) 1 Bedrooms (\$499-610) 2 Bedrooms (\$675)	From Tacoma Housing Authority only	No	No	Under 30 pounds, not all breeds allowed.	None	Tax Credit Housing. Household income must be 2.5x the rent.
Wisteria Walk (253) 582-0052 3615 112 St SW Lakewood, WA	1 Bedrooms (\$605) 2 Bedrooms (\$699)	Yes	No	If there is a plan to pay off eviction, and you have paid on it.	Yes, not all breeds allowed.	None	Tax Credit Housing. Household income must be 2x the rent.