

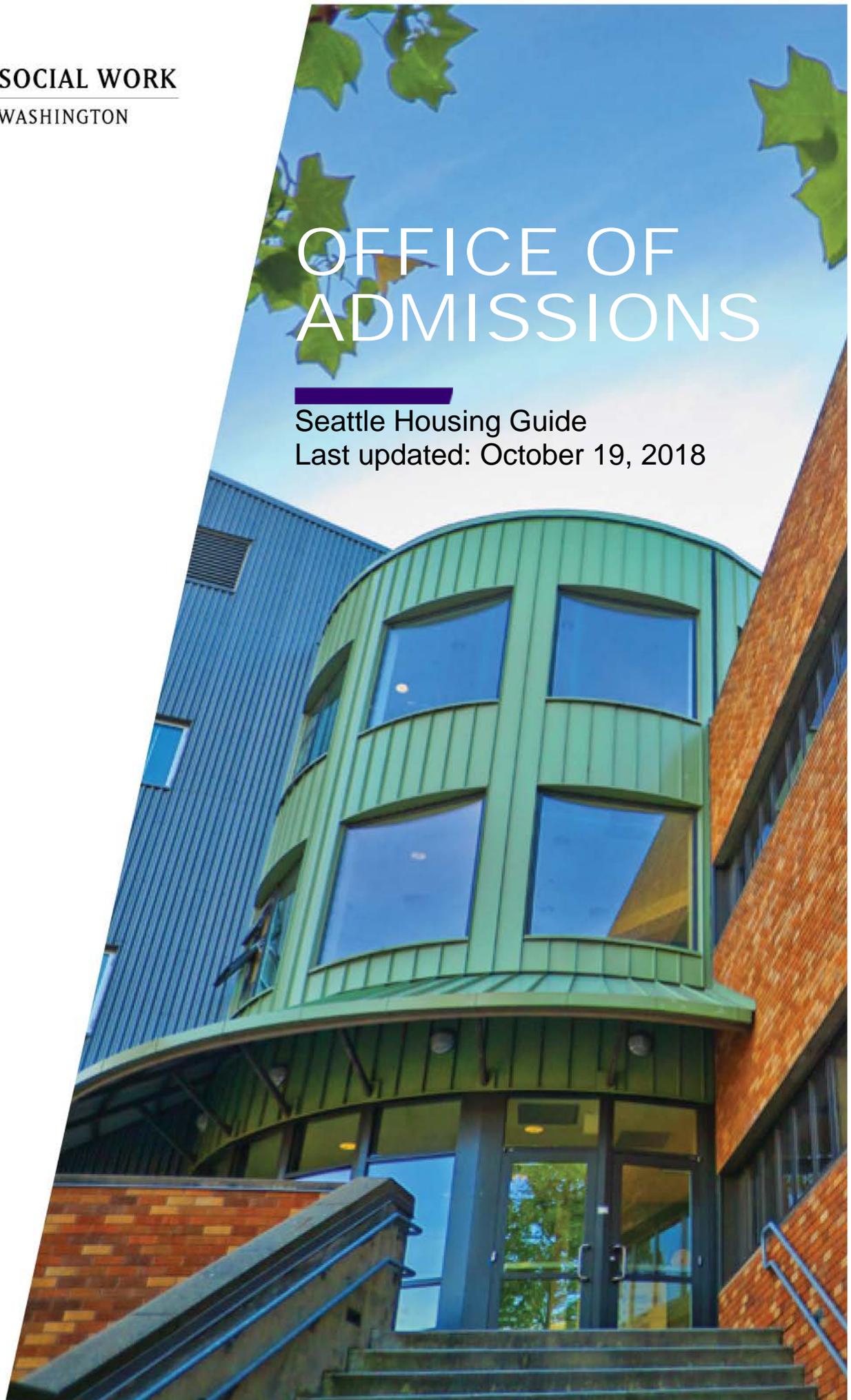
**SCHOOL OF SOCIAL WORK**

UNIVERSITY *of* WASHINGTON

# OFFICE OF ADMISSIONS

**Seattle Housing Guide**

Last updated: October 19, 2018



# WELCOME

Housing in Seattle tends to be more expensive and a bit more challenging to find than other parts of the Puget Sound. The average price of a studio is approximately \$1,100, 1-bedroom is \$1,650 and 2-bedroom is \$2,100. Those considering Seattle should start their search for housing at least a month before starting classes. Should you decide to split a house or apartment with roommates, you will save substantial amount of money. Students currently pay anywhere from \$550-950 a month in their shared living situations. Rather than securing housing sight unseen, we encourage you to allow time to research and, if possible, visit the area.

Seattle's public transportation system is undergoing improvements and expansion (such as the Link Rail), making living outside of the area a viable and less expensive option. Note that many apartment managers ask for first and last month's rent as well as damage or cleaning deposits. Don't be surprised if you have to pay for a credit check as it is standard practice in the Northwest.

Moving to a new area for school can be exhilarating and daunting. Here are some resources for out-of-state students moving to the Seattle area.



*The Quad, UW*

# CITY OF SEATTLE

Seattle is a lively and cosmopolitan city beautifully set in a dramatic backdrop of water, forests and mountains. In addition to the gorgeous scenery, Seattle is ranked as one of the best places to live in the United States. Seattle is also currently the fastest growing city in the United States. Why do people want to move to Seattle?

## Key Benefits of Living in Seattle

- The average unemployment rate in the US is 3.7 percent; Seattle is at 4.5 percent and historically has some of the lowest unemployment rates in the country.
- The U.S. median for future job growth over the next 10 years is 36.1 percent. In Seattle, it's 41.3 percent.
- There is no state income tax.
- Surrounded by several bodies of water, the Seattle area offers many beaches, parks, waterfalls, marinas, mountain views, and stunning scenery. Great outdoors activities - skiing, boating, hiking, biking.
- Seattle experiences less rainfall annually than many cities on the Eastern seaboard.
- The mild, temperate marine climate allows year-round outdoor recreation, including walking, cycling, hiking, skiing, snowboarding, kayaking, rock climbing, motor boating, sailing, triathlon, running, team sports, and swimming.
- The public and private school systems are top-rated, as is the largest educational institution, the University of Washington.
- Seattle has the highest percentage of residents (25+) with a college degree or higher (51%). The most literate city in the country.



# COST OF LIVING

These sites are great as a general, overall look at how much living in Seattle costs, but it certainly not detailed and exhaustive. You can enter in a city to compare costs with.

<https://www.numbeo.com/cost-of-living/in/Seattle>

<https://www.expatistan.com/cost-of-living/seattle>

<http://www.payscale.com/cost-of-living-calculator/Washington-Seattle>

<https://www.nerdwallet.com/cost-of-living-calculator/city-life/seattle>

<http://www.bestplaces.net/city/washington/seattle>

## Seattle Landlord-Tenant Laws

[http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web\\_informational/dpdd016420.pdf](http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpdd016420.pdf)

## Tenants Union of Washington State

<http://www.tenantsunion.org/en/rights>

### Questions to ask:

- What utilities does the property use? What is the approximate monthly utility cost?
- Who will have access to keys to the rental unit and how are keys protected? Will locks be changed when the current tenants move out?
- How is maintenance or repair work handled? Does the landlord live on-site or nearby? Is there a property manager?
- What kinds of problems have occurred in the neighborhood or building?

### Here are some questions to help you narrow down your housing search:

- Do you want to live alone or with roommates?
- How long or short of a commute would you like to make every day?
- What is the absolute maximum rent you are willing to pay monthly?
- Will you have a car or will you rely solely on public transportation?

These questions will narrow down your housing search and make it much easier to figure out what sort of living situation works best for your needs, budget and overall goals.

Firstly, Padmapper is a great tool (<https://www.padmapper.com/>) to use since you are able to use a visual map to segment housing based on area and price. As you can see, the city of Seattle proper (downtown, central, north Seattle) are the most expensive areas, whereas Southeast/Southwest Seattle and upper North Seattle is much cheaper. Another similar site is Rent Jungle (<https://www.rentjungle.com>).

The link below will give you a visual of neighborhoods that you are able to commute to easily via bike, bus, vanpool, light rail or walking:

<https://www.google.com/maps/d/u/0/viewer?mid=1bEySO9KAVIHeNa-3qOLMvuGqfGE>

# NEIGHBORHOODS AROUND UW

## Living in Seattle – Getting to know the neighborhoods

Seattle is a city of neighborhoods, each with its own unique character. There are some that are the most popular with grad students and they are (West to East): Ballard, Fremont, Wallingford, Green Lake, Capitol Hill, the U District, and Ravenna. They are just a few of many options in the city.

### BALLARD

Ballard is a hip waterfront neighborhood with trendy restaurants, indie shops, bars and craft breweries centered on historic Ballard Avenue. Ships and salmon pass through the Hiram M. Chittenden Locks, or Ballard Locks, also a popular picnic spot. The sandy beach at Golden Gardens Park draws sunbathers and volleyball players and offers mountain views. The Nordic Heritage Museum is a must-do; it displays the area's Scandinavian roots and offers an insight into the heritage of Seattle's Nordic immigrants.

- **Favorites:** Happy Hour at “Percy’s & Co”; first-run movies at the old-timey “Majestic Bay Theater”; ice cream from “Salt and Straw”, fresh produce & flowers at the year-round “Ballard Sunday Farmers Market”; Dinner and sunset views at “Ray’s Café”,
- **Commute:** 30-minute bike ride ([map](#)); Route [44](#)

### CAPITOL HILL

Capitol Hill is diverse and fast-paced, with an endless number of bars, eateries, nightclubs, laid-back coffee shops and indie stores. It is also the unofficial center of Seattle's LGBTQ+ community. Volunteer Park, atop the hill in a historic mansion district has walking trails, a plant conservatory, panoramic city views and the art deco Asian Art Museum. It abuts Lake View Cemetery, where the city's founders (and Bruce Lee) are buried.

- **Favorites:** Craft beers at “The Elysian Brewing Co.”; swing dancing at “The Century Ballroom”; Tacos at “Tacos Chukis”; Happy Hour with a great view at “The Lookout”; ice cream at “Molly Moon’s.”
- **Commute:** 20-minute bike ride ([map](#)); Routes [43](#) and [49](#)

### FREMONT

Fremont is a bohemian neighborhood on the north bank of the canal which features indie shops, hip bars and eclectic eateries. Quirky outdoor sculptures include the gigantic Fremont Troll which you can find lurking under the Aurora Bridge, as well as the towering Fremont Rocket. Cyclists and walkers have easy access to the Burke Gilman Trail – right along the ship canal.

- **Favorites:** Over 50 beer taps at “Brouwer’s” pub; the free tasting room at “Theo Chocolate”; Russian potato dumplings at “Pel’Meni Dumpling Tzar.”
- **Commute:** 20-minute bike ride ([map](#)); Route [32](#)

### GREEN LAKE

Green Lake is a popular neighborhood in north central Seattle that caters to people who are looking to get outside whether it's to grab dinner or walk around the lake. The most popular outdoor activities revolve around the lake itself and include walking or jogging around the 2.8-mile lake loop, renting kayaks, or stand-up paddle boards.

- **Favorites:** The lake; “Forza” coffee company with a view of the lake; chowder at “Duke’s Seafood & Chowder”; live jazz at “Latona Pub”.
- **Commute:** 15- to 20-minute bike ride ([map](#)); Route [48](#)

### RAVENNA

Ravenna is a quieter residential neighborhood that is home to the popular University Village shopping mall, as well as Ravenna Park.

- **Favorites:** “Boom Noodle” in University Village; diner-style sandwiches at “The Varsity” on 65th; settling in with a good book (or paper) at “Third Place Books”

- **Commute:** 35-minute walk ([map](#)); 12-minute bike ride ([map](#)); Routes [68](#), [73](#) and [74X](#)

## THE UNIVERSITY DISTRICT

The University District is an eclectic mix of urban shopping areas, historic homes, casual hangouts, and student life. The “U District” has a youthful (46% of its residents are in their 20s) and relaxed feel, and “The Ave” (University Way) is a popular gathering place, with lots of indie eateries and funky shops. Much of the graduate housing provided through the UW is in the U District, and many of the undergraduates living off campus opt for housing here, an area that is also home to the University’s Greek houses.

- **Favorites:** Sweet and savory biscuits at “Nook” restaurant; brunch at “Portage Bay Café”; browsing at the independently-run University Bookstore.
- **Commute:** On or adjacent to campus. UW Seattle is located in the U District.

## WALLINGFORD

Wallingford is a family-friendly neighborhood on the north shore of Lake Union which features casual pubs, diverse restaurants and student hangout bars (located on 45<sup>th</sup> Street). On the south end, Wallingford borders the water and boasts popular Gasworks Park a great place to play Frisbee and watch the sunset over the Seattle skyline. The Burke-Gilman cycling and walking trail runs past the park and allows for more outdoor time.

- **Favorites:** “Dick’s” drive-in burgers and \$1 fries; “Chocolati” chocolate café; sorbet and gelato at “Fainting Goat” gelato; locally-made art and clothing at “Wish” boutique.
- **Commute:** 20- to 35-minute walk ([map](#)); 15-minute bike ride to campus ([map](#)); King County Metro

If you don’t plan on driving or having a car in Seattle, we urge you to consider neighborhoods within walking or biking distance to the UW or neighborhoods with good bus, train or rail service to campus. Do note that you will have access to the U-Pass program as a UW student which will give you lots of benefits in regards to mass transport for \$84 a quarter. Benefits of the U-PASS include:

- Unlimited rides on [King County Metro](#), [Community Transit](#), [Pierce Transit](#), [Kitsap Transit](#), and [Everett Transit](#) bus services and on [Sound Transit’s](#) buses, [Link light rail](#) and [Sounder commuter trains](#)
- Full-fare coverage on [King County Water Taxis](#) and [Seattle Streetcar](#)
- Discounted [carpool](#) parking
- [Vanpool](#) fare credits
- Low membership rate for [Zipcar](#)
- Unlimited rides on [NightRide](#)
- Discounts and special offers at more than 50 local merchants
- Discounts on bike helmets, lights, pedometers, and more at [Hall Health](#) (Wellness Resource Center)

# ON CAMPUS HOUSING

Here are some other relevant links that you assist you in securing on campus graduate housing:

- **UW Graduate Housing:** <https://hfs.uw.edu/Live/Graduates>
- **Housing Brochure:** <https://www.hfs.washington.edu/WorkArea/DownloadAsset.aspx?id=5507>
- **Testimonial Video:** [https://www.youtube.com/watch?v=vVy7\\_NTtIY8](https://www.youtube.com/watch?v=vVy7_NTtIY8)
- **Request Graduate Apartment Tours:** <https://www.hfs.washington.edu/tours/#gsc.tab=0>
- **Virtual Tours:** <https://www.hfs.washington.edu/housing/virtualtours/#gsc.tab=0>
- **Rates:** <https://www.hfs.washington.edu/housing/12rates17-18/#gsc.tab=0>

## Apartment Housing Options

As a student, you have so many choices for on-campus apartments. You can live right next door to campus or just a short bus ride away.

Mercer Court is special in that it is reserved especially for graduate and professional students, whereas other areas that offer grad/professional apartments also house undergrads. And Mercer Court apartments come furnished with full-size beds! We hope you'll consider Mercer Court as your choice for 2017–18. Of course you'll have the option to select in Nordheim Court or Stevens Court if you prefer.

## What you can do now!

- [Complete your HFS Student Profile](#)
- [Read the 12-Month Housing Agreement](#)
- [Explore your housing options](#)
- [Meet other grad students interested in campus apartments](#)
- [Connect with HFS on Facebook](#)

If you want to live with a current student who doesn't live on campus, or a new student, request them as your roommate on your application, and [let HFS know](#) so we can open the application for them during the returner application period.

## Apartment Selection

Do you have questions about how apartment selection works? [Let us answer them!](#)  
<https://www.hfs.washington.edu/housing/Default.aspx?id=5154>



# HOUSING RESOURCES

Here are some other relevant links that you assist you in your hunt for affordable housing:

- **UW Where to live for an efficient, reliable and affordable commute to the UW** (*great resource*):  
<http://facilities.uw.edu/transportation/blog/>  
<https://facilities.uw.edu/blog/posts/2016/02/22/housing-guide-part-1>
- **UW Commute Map:** <https://www.google.com/maps/d/u/0/viewer?mid=1bEySO9KAVIHeNa-3qOLMvuGqfGE&ll=47.653558768484004%2C-122.40757397944321&z=12>
- **UW Graduate On-Campus Housing:**  
<https://www.hfs.washington.edu/housing/Default.aspx?id=184#gsc.tab=0>
- **UW Graduate Off-Campus Housing:**  
<http://admit.washington.edu/Welcome/International/Housing/OffCampus>
- **UW Transportation Services Personalized Commute Options:**  
<http://www.washington.edu/facilities/transportation/commute-options>
- **ASUW Housing Options:** <http://housing.asuw.org/>

Moreover, if you decide to accept your offer of admission, you will eventually be connected to your cohort via a cohort Facebook page which is a good opportunity to connect with other incoming students and find housing together.

## Sites to Find Housing:

[HousingSearchNW.org](http://HousingSearchNW.org) is a free resource to help you find a home anywhere in Washington State that fits your needs and budget. Property owners and managers throughout the state can post apartments or homes for rent any time, which means that the HousingSearchNW list is always current.

<http://www.ielp.uw.edu/housing/off-campus/>

<http://www.seattle.gov/housing/renters/find-housing>

<http://www.dawgdigs.com>

[http://www.dailyuw.com/eclipse\\_services\\_classifieds/](http://www.dailyuw.com/eclipse_services_classifieds/)

<http://blantonturner.com/properties.html>

## Select List of Apartments near UW Seattle (not exhaustive):

<http://www.prexyseattle.com>

<http://commodoreduchess.com>

<http://murielstlanding.com>

<http://www.liv-udistrict.com/about-liv>

<http://www.cosmopolitanapartments.net>

<http://www.identityseattle.com/about-identity>

<http://www.udistrictsquareapartments.com>

<http://www.malloyapts.com>

<http://www.avaloncommunities.com/washington/seattle-apartments/ava-u-district>

<http://www.udistrictsquareapartments.com>

<http://radfordcourt.com>

<http://thepacificsunrise.com>

<http://www.eastlake2851.com>

## Select List of Micro Apartments (Not Exhaustive):

Micro-units meet an important demand in Seattle's rental market, catering to those who are looking for a compact, less expensive housing option within the epicenter of the city. Typical sizes range from 115-250 square feet. Prices

range and vary from \$845-925 per month. Rooms are not furnished with a kitchen (shared kitchen), but a microwave and small kitchenette usually. More information here:  
<http://www.npr.org/2016/07/23/484919328/theyre-small-but-these-big-city-apartments-tout-their-communal-feel>  
<http://cubixapartments.com/>  
<http://apodment.com/uw-area-apodments/>  
<http://www.thealderflats.com>  
<http://liveatfootprint.com/>  
<http://yobiseattle.com/faq.html>

**MFTE Program**

The Multifamily Property Tax Exemption (MFTE) Program provides a tax exemption on new multifamily buildings in exchange for setting aside 20-25% of the homes as income- and rent-restricted. By supporting mixed-income residential development in the urban centers, the MFTE program ensures affordability as the community grows.

<http://www.seattle.gov/housing/housing-developers/multifamily-tax-exemption>  
<http://www.seattle.gov/housing/renters/find-housing>



# UW PERSONALIZED COMMUTE OPTIONS

Here are some other relevant links that you assist you in your hunt for affordable housing:  
<http://www.washington.edu/facilities/transportation/commute-options>

## Transportation Services

*Facilities Services*

### Commute Options

Not sure what your transportation options are? Our staff are here to help you learn all about your options with free personalized support to help you find a commute that best fits your needs.



“Being new to Seattle and UW, figuring out my commute was one stress that was **completely taken care of** by UW’s Commute Options! It was a **HUGE help** – saving me time and worry!” – Chelsea, UW employee

Let's Get Started!

Commute Options staff are also available in person at [Transportation Services](#) and over the phone at 206-221-3701 Monday through Friday 9 a.m. to 5 p.m.

## UW Commute Ambassadors

These UW students, staff and faculty have volunteered to share their love and knowledge of commuting with other Huskies. “We’ve all experienced a quality-of-life enhancement through our commute,” says Wald, who works in the College of Engineering. “I think we all want to share that with other people.” The Commute Ambassadors come from a wide range of UW departments.

They will help their colleagues and classmates discover better commutes by talking with them about how they get to campus, spreading the word about Transportation Services resources such as the [Commute Concierge](#), providing information from partner and community organizations, and organizing events. The Ambassadors will combine their personal commuting expertise with support from Transportation Services to help their friends and colleagues discover the wonder of a great commute.

Looking for someone from your part of the UW, or from your neighborhood, who could help show you the ropes of a new commute? Our [Commute Ambassadors directory](#) lists our whole roster of volunteers by UW department, commute mode and neighborhood, with contact information for each. Trying a new commute can be much easier if you have someone to show you the way, and now there’s a squad of volunteers trained to do just that.

<https://www.washington.edu/facilities/transportation/request/ambassador-list>

# Transportation Services

## Facilities Services

### Ambassador List

Ambassador	UW Department or Group	My Commute Specialty	Neighborhood I Commute From
<a href="#">Adam Wabeke</a>	Staff, UW IT	Transit & Bicycling	Shoreline
<a href="#">Alison Mehravari</a>	Staff, Biology	Transit & Bicycling	Northeast Seattle
<a href="#">Amy Bild</a>	Staff, Clinical Informatics & Support	Bicycle	Rainier Valley (Hillman City)
<a href="#">Beverly Wessel</a>	Staff, Dept. of Philosophy	Bicycling	Ballard/Greenwood
<a href="#">Brian Kinnear</a>	Staff, Civil & Environmental Engineering	Transit & Bicycling	Capitol Hill
<a href="#">Brook Negussie</a>	Student, Computer Science	Transit & Bicycling	SeaTac
<a href="#">Carlos Griffin</a>	Staff, UW-IT	Bicycling	Beacon Hill
<a href="#">Chris Pennington</a>	Staff, Facilities Services	Transit	Bothell
<a href="#">Cole DeForest</a>	Faculty, Chemical Engineering	Bicycling & Running	Wedgwood
<a href="#">Cynthia Stanich</a>	Staff, Chemistry & Biology	Transit & Bicycling	Capitol Hill
<a href="#">Diana Knight</a>	Staff, Chemistry	Transit	Lower Queen Anne
<a href="#">Diana Sartorius</a>	Staff, Environmental Health & Safety	Bicycling & Carpool	Lake City
<a href="#">Dylan High</a>	Staff, The Graduate School	Bicycling	First Hill/Capitol Hill
<a href="#">Eleanor Lee</a>	Staff, The Graduate School	Bicycling	Cedar Park (Lake City)
<a href="#">Gene Woodard</a>	Staff, Facilities Services	Bicycle	Edmonds
<a href="#">GregRobin Smith</a>	Staff, UW Shuttles	Transit	North Everett (The Riverside Neighborhood)
<a href="#">James Gallagher</a>	Student, Civil Engineering	Transit & Walking	U District
<a href="#">Jason Murray</a>	Student, Physiology & Biophysics	Bicycling	Laurelhurst
<a href="#">Jessica Norman</a>	Staff, Recreational Sports Programs	Transit	Greenwood
<a href="#">John Gannon</a>	Staff, UW-IT	Transit	Newcastle

# UW COMMUTER CALCULATOR

How we commute makes a difference. Explore your options.

...brought to you by [UW Transportation Services](#) and [The Campus Sustainability Fund](#)



[learn more...](#)

## 1. Enter values...

**DISTANCE** length of your commute to campus **6 miles**



**FREQUENCY** number of days you commute each week **4**

**TRANSIT AGENCY** which transit agency serves your area

- METRO TRANSIT
- SOUND TRANSIT
- COMMUNITY TRANSIT
- KITSAP TRANSIT
- PIERCE TRANSIT
- EVERETT TRANSIT

**DISTANCE** ...to your closest bus stop **0.5 miles**



**STATUS**

- STUDENT
- FACULTY/STAFF with U-PASS
- FACULTY/STAFF without U-PASS

**MPG** gas mileage of your car



**GAS PRICE** what you pay per gallon of gas: \$ **3** . **0** **0**

**BODY WEIGHT** ...to determine calories burned

**1** **0** **0** pounds

## 2. Compare...

- COST**
- CO2**
- CALORIES**

### Dollars you'll spend each day depending upon your commute choice

	Walk	\$0.00	<a href="#">EXPLANATION</a>
	Bike	<\$1.00	<a href="#">EXPLANATION</a>
	Bus	\$0.00	<a href="#">EXPLANATION</a>
	Drive	\$21.48	<a href="#">EXPLANATION</a>
	Carpool	\$10.71 \$7.99 \$6.63	<a href="#">EXPLANATION</a>
	Vanpool	\$4.20 \$3.50 \$3.00 \$2.84 \$2.53 \$2.28 \$2.07 \$1.00	

# UW Commute Map

<https://www.google.com/maps/d/u/0/viewer?mid=1bEySO9KAVIHeNa-3qOLMvuGqfGE&ll=47.653558768484004%2C-122.40757397944321&z=12>

