

Garden Terrace is a secure retirement home for independent senior citizens. There are a total of 145 units consisting of one bedroom and studio apartments. Each is furnished with a stove and refrigerator in a kitchenette intended for light cooking. Window coverings are also provided. Small storage lockers keep out-of-season items. For those with cars parking is available free-of-charge. We are within a block of Safeway and Confluence Health Clinic. We are happy you have considered us for your next home.

ELIGIBILITY INFORMATION

GARDEN TERRACE is an **EQUAL HOUSING OPPORTUNITY PROJECT** and does not discriminate against any person because of Race, Color, Religion, Sex, Handicap, Familial Status or National Origin. All residents must be either United States Citizens or have legal status in the United States.

Our facilities are made possible through a loan from the **UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**...the criteria for living here and all operations of this facility are closely regulated by that agency.

ELIGIBILITY REQUIREMENTS & TENANT SELECTION CRITERIA:

A. The Head of Household must be 62 years of age or over to be eligible to live in this facility or meet the requirements of paragraph B below. In the case of a two-person household, Head of Household must meet the eligibility requirement. Our occupancy standards require that studio apartments be rented to only one person and one bedroom can be rented to no more than two individuals.

B. A limited number of apartments are available to elderly and non-elderly physically handicapped/mobility impaired individuals. Such disability is defined as follows: a serious physical impairment of long or indefinite duration that substantially impedes or limits major life activities. An individual's disability must require the handicap features of a handicapped unit to be eligible. Medical professional's documentation required.

C. No nursing or housekeeping services are available from the facility. Chore and nursing services independent of facility staff may be arranged privately by the residents.

D. Income Ceilings or Limitations:

Single Person	\$44,600 per year	=	\$3717 per month
Two People	\$51,000 per year	=	\$4250 per month

These ceilings are set by **HUD** on a County-by-County basis. To be eligible to live in this facility income must be **UNDER** these limits. The project must lease not less than 40% of subsidized units to extremely low-income persons at \$1396 for a single person or \$1596 for two people per month or less.

E. Admission can be denied if we determine that any household member planning to rent is currently engaging in illegal use of a drug or there is a pattern of criminal drug activity, anyone is subject to a registration requirement under sex offender registration programs or if we determine that a household member's abuse or pattern of abuse of alcohol will interfere with the health, safety and peaceful enjoyment of the premises by other residents.

GARDEN TERRACE - MONTHLY APARTMENT RENTAL AMOUNT:

STUDIO APARTMENTS rent for	\$315.00
CORNER STUDIO APARTMENTS rent for	\$417.00
ONE BEDROOM APARTMENTS rent for	\$461.00
ONE BEDROOM CONVERSION APT. rent for	\$477.00

There are also 16 apartments in Garden Terrace that are one bedroom rent subsidized apartments and rent for 30% of the resident's income.

METHOD OF TENANT RENT COMPUTATION - We total all income, which includes Social Security, Pensions, Interest on Savings, Bonds. We then deduct all out-of-pocket Medical Expense for Doctors, Dentist, Eyes or Hearing and Medical Insurance premiums paid by the tenant.

Tenant Rent + Subsidy Payment = \$962.00 per month.

RENT INCLUDES: All UTILITIES (lights, water, heat, air-conditioning, garbage, sewer and wifi), a range and refrigerator, carpets, and drapes. The routine maintenance needs of each apartment are provided.

A **SECURITY DEPOSIT** equal to one month's total tenant payment or \$50 whichever is greater is required at the time of initial lease execution. This deposit is **REFUNDABLE**, when the resident moves out and apartment is in reasonable condition, without rent owing, and less possible cleaning and/or repair charges.

CABLE TELEVISION HOOK UP: \$15.00 per month, payable with your rent, through the courtesy of **CHARTER COMMUNICATIONS**.

EVENING MEAL: \$190.00 per month. **All the residents of this facility are required to participate in the meal program.** It is prepared in our Kitchen and served in our Dining Room, with special considerations for the nutritional needs of the elderly. We prepare low salt/fat and no sugar diets.

TELEPHONE SERVICES: Are arranged between the individual resident and the phone company. All apartments are equipped with telephone jacks. Securing a phone and making arrangements with the phone company is all that is necessary.

LAUNDRY FACILITIES: Are available on every other floor.

MAIL: Mail is delivered to Post Office type boxes located in the entry lobby. The mailbox is the same number as the apartment. Stamps are sold in the office by the sheet or individually.

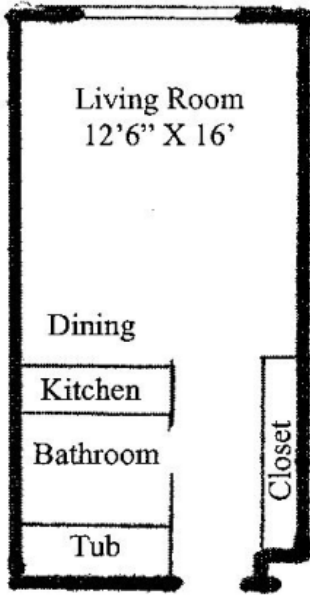
PETS: Small pets under 25 pounds are allowed. A pet deposit of \$200 is required (except for assistive animals) and is refundable when the household no longer owns the pet. Residents are limited to *one* cat or *one* dog, no exotic pets. Service animals are allowed and are not subject to pet rules except where state and local ordinances apply.

WAITING LIST: All applicants are notified of their status on the waiting list when they are near the top. You are asked to contact Garden Terrace every 6 months to update your application.

Approximately two months prior to a possible vacancy, applicants will be asked to complete a more detailed financial statement and provide documentation of accounts. An interview with the administrator will follow. Applicants notified of apartment availability can turn the apartment down twice and remain on the list without losing their chronological priority. After a second turn down the name goes to the bottom of the list.

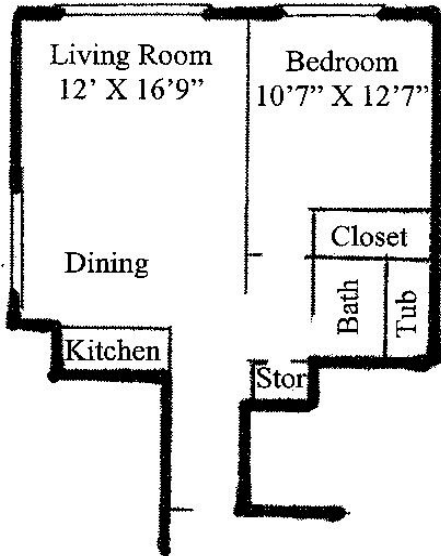
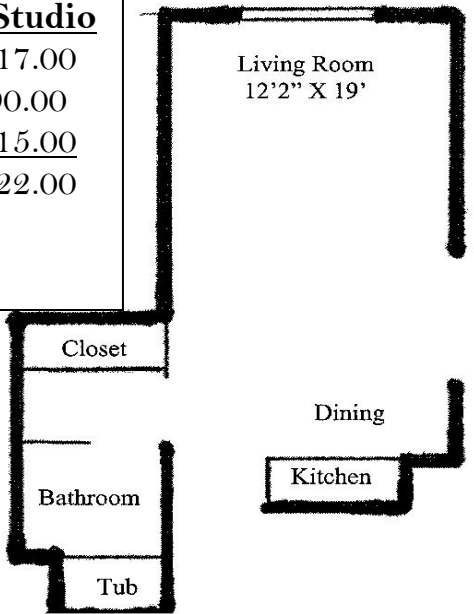
FOR ADDITIONAL INFORMATION PLEASE CONTACT:

Ken Neher, Executive Director
Monday - Friday 8 AM to 4 PM
500 North Emerson Avenue
Wenatchee WA 98801
Telephone: (509) 663-2154
FAX: (509) 663-1440
TTY/TDD (800) 833-6388 or dial 711
E-mail gardenterrace@nwi.net

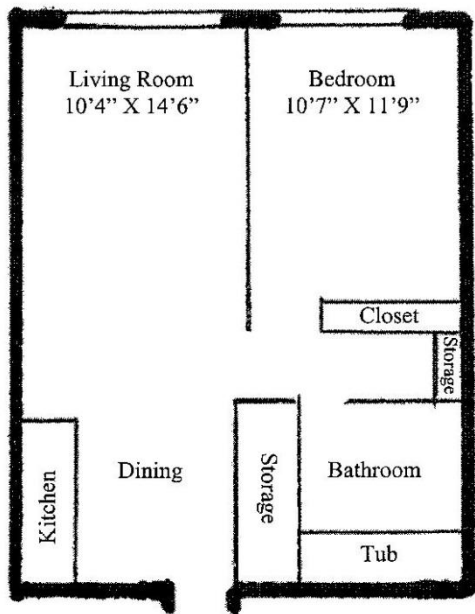
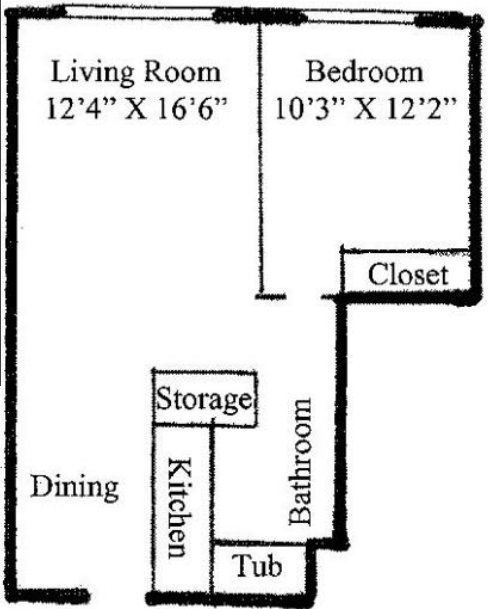


Studio
 Rent \$315.00
 Meals 190.00
 Cable 15.00
 Total \$520.00
 364 Sq. Ft.

Corner Studio
 Rent \$417.00
 Meals 190.00
 Cable 15.00
 Total \$622.00
 356 Sq. Ft.



One Bedroom
 Rent \$461.00
 Meals 190.00
 Cable 15.00
 Total \$666.00
 496 Sq. Ft ← 528 Sq. Ft →



Garden Terrace West Building
One Bedroom
 962.00
 Subsidy Calculation()
 Meals 190.00
 Cable 15.00
 Total (Will Be Based on Subsidy Calculation)
 566 Sq. Ft



APPLYING FOR HUD HOUSING ASSISTANCE?

**THINK ABOUT THIS...
IS FRAUD WORTH IT?**

Do You Realize...

If you commit fraud to obtain assisted housing from HUD, you could be:

- Evicted from your apartment or house.
- Required to repay all overpaid rental assistance you received.
- Fined up to \$10,000.
- Imprisoned for up to five years.
- Prohibited from receiving future assistance.
- Subject to State and local government penalties.

Do You Know...

You are committing fraud if you sign a form knowing that you provided false or misleading information.

The information you provide on housing assistance application and recertification forms will be checked. The local housing agency, HUD, or the Office of Inspector General will check the income and asset information you provide with other Federal, State, or local governments and with private agencies. Certifying false information is fraud.

So Be Careful!

When you fill out your application and yearly recertification for assisted housing from HUD make sure your answers to the questions are accurate and honest. You must include:

All sources of income and changes in income you or any members of your household receive, such as wages, welfare payments, social security and veterans' benefits, pensions, retirement, etc.

Any money you receive on behalf of your children, such as child support, AFDC payments, social security for children, etc.

Any increase in income, such as wages from a new job or an expected pay raise or bonus.

All assets, such as bank accounts, savings bonds, certificates of deposit, stocks, real estate,

etc., that are owned by you or any member of your household.

All income from assets, such as interest from savings and checking accounts, stock dividends, etc.

Any business or asset (your home) that you sold in the last two years at less than full value.

The names of everyone, adults or children, relatives and non-relatives, who are living with you and make up your household.

(Important Notice for Hurricane Katrina and Hurricane Rita Evacuees: HUD's reporting requirements may be temporarily waived or suspended because of your circumstances. Contact the local housing agency before you complete the housing assistance application.)

Ask Questions

If you don't understand something on the application or recertification forms, always ask questions. It's better to be safe than sorry.

Watch Out for Housing Assistance Scams!

- Don't pay money to have someone fill out housing assistance application and recertification forms for you.
- Don't pay money to move up on a waiting list.
- Don't pay for anything that is not covered by your lease.
- Get a receipt for any money you pay.
- Get a written explanation if you are required to pay for anything other than rent (maintenance or utility charges).

Report Fraud

If you know of anyone who provided false information on a HUD housing assistance application or recertification or if anyone tells you to provide false information, report that person to the HUD Office of Inspector General Hotline. You can call the Hotline toll-free Monday through Friday, from 10:00 a.m. to 4:30 p.m., Eastern Time, at 1-800-347-3735. You can fax information to (202) 708-4829 or e-mail it to Hotline@hudoig.gov. You can write the Hotline at:



451 7th Street, SW

HUD OIG Hotline, GFI

Washington, DC 20410

December 2005