



Homer Senior Citizens, Inc.

3935 Svedlund Street
Homer, Alaska 99603
(907) 235-7655 Fax: (907) 235-3739

Independent Housing Application

Please find enclosed the information you requested regarding independent living at the Homer Senior Citizens, Inc. apartment complexes. **All Homer Senior Citizens, Inc. property inside and outside apartments, housing units and common spaces in the complexes are designated no smoking places.**

If you wish to begin the process for application to these units, please complete the enclosed forms and return them to the above address. The signed Application, Tenant Selection Procedures and Waiting List Procedures must be returned. The minimum age requirement for all of our units is 55 years of age. A copy of proof of age is also needed for a complete application. As of August 2016 a non-refundable application fee of \$25.00 for the initial list and \$5.00 for each additional list will be assessed.

Pioneer Vistas Senior Housing (PVSH) consists of two one-bedroom apartments and six two-bedroom apartments. All apartments have a kitchen stove, refrigerator and washer/dryer. Heat, water, sewer, garbage service and preferred cable TV are included in the monthly rent.

Kachemak Bay Senior Housing (KBSH) includes 16 one-bedroom apartments and eight two-bedroom apartments. All apartments have a kitchen stove, refrigerator and washer/dryer. Water, sewer, garbage service and preferred cable TV are included in the monthly rent. Heat is electric and the responsibility of the tenant.

Bartlett Terrace Senior Housing (BTSH) is a nine-unit (9) independent living apartment complex consisting of seven two-bedroom apartments and two one-bedroom apartments. All apartments have a stove, refrigerator, washer and dryer. Each unit has an attached heated garage. All units are handicap accessible and one unit is handicap equipped. Water & sewer, heat, preferred cable and garbage service is provided.

Swatzell Terrace Senior Housing (STSH) is a four unit (4) independent living apartment complex consisting of four two-bedroom apartments. All apartments have a stove, refrigerator, washer and dryer. Each unit has an attached garage. All units are handicap accessible and equipped. Water/sewer, heat, preferred cable and garbage service is provided. Two of these apartments will be rented to low-income renters based on the HUD income guidelines for the "HOME" program and are referred to as our "HOME" units.

The Terrace HOME units The Terrace Assisted Living has eight (8) apartments that are designated low-income HOME units. Additional paperwork is required before renting.

If you would like additional information, or have any questions, please feel free to contact Kate at 235-4553.

Over 40 Years of Great Service Helping Seniors "Live Life to Its Fullest!"

www.homerseniors.com



RESIDENT APPLICATION - INDEPENDENT LIVING APARTMENTS

PLEASE PRINT:

Full Name of Tenant: _____

Date of Birth: _____ Verification: _____ (must be supplied)

Co-Tenant Name (if any): _____

Date of Birth: _____ Verification: _____ (must be supplied)

Present Mailing Address: _____

Phone Number: _____ Message Phone: _____

(Please keep current contact number with Homer Senior Citizens.)

LIST TWO REFERENCES THAT ARE NOT RELATIVES THAT COULD VERIFY PREVIOUS RENTAL HISTORY:

1) Name: _____ Phone: _____

Address: _____

2) Name: _____ Phone: _____

Address: _____

SUBSIDIZED RENTALS

Homer Senior Citizens, Inc. does not offer subsidized rentals. If you desire information on subsidized rentals, please contact Alaska Housing Finance Corporation (Public Housing) Section 8. They can be reached in Homer at (907) 235-2447. Homer Senior Citizens, Inc. will review these on a case-by-case basis for acceptance.

SECURITY DEPOSIT

A security deposit of \$500.00 for a one bedroom apartment and \$600.00 for a two bedroom apartment will be required when the unit rental agreement is signed. The first month's rent is due when the tenant moves into the apartment.

PET FEE

One small dog spayed/neutered, (30 lbs. or less) OR one cat declawed and spayed or neutered, OR up to a 20-gallon fish tank OR up to two small birds are permitted. A non-refundable pet fee of \$100.00 will be required for fish or birds. A non-refundable pet fee of \$300.00 will be required for one small dog or one cat.

CURRENT MONTHLY RENT AT OUR HOUSING FACILITIES

All independent living units are equipped with GCI Cable preferred service package.

Please indicate with a check mark in the spaces below which size apartment you wish to apply for. If you wish to be on a waiting list for any apartment, be sure you read our waiting list rotation method as detailed in the attached **Tenant Selection Procedures** and understand it before making your decision.

Pioneer Vistas Senior Housing

Heat, Water & Sewer, and preferred cable service are included in the rent.

___ One Bedroom \$760
___ Two Bedroom \$880

Kachemak Bay Senior Housing

Water/sewer and preferred cable service are included in the rent. Each unit has a carport.

___ One Bedroom \$610
___ Two Bedroom \$735

Bartlett Terrace Senior Housing

Heat, Water & Sewer and preferred cable service included in the rent.

Each of the units in BTSH & STSH has an attached, heated garage.

___ One Bedroom \$860
___ Two Bedroom \$980

The Terrace

___ One Bedroom HOME unit \$600

Swatzell Terrace Senior Housing

Heat, water/sewer and preferred cable service included in the rent.

___ Two Bedroom market rate \$980
___ Two Bedroom HOME unit \$748
(requires income verification to be placed on waitlist)

I declare that the information given on this application is full, true and correct to the best of my knowledge.

I agree that any rental agreement entered into based on false or misstatements of information may be cause for termination of the rental agreement.

I authorize the individual references listed to release all available information to Kate McNulty of Homer Senior Citizens, Inc., 3935 Svedlund Street, Homer, Alaska 99603.

I understand that this is not a contract and does not bind either party.

I understand that I will be required to supply additional information when I sign a rental agreement to accept an apartment or housing unit.

Applicant Signature

Date

TENANT SELECTION PROCEDURES
INDEPENDENT LIVING APARTMENT COMPLEXES
HOMER SENIOR CITIZENS, INC.

Applications will be accepted from persons who are interested in renting an Independent Living housing unit who meet the following criteria:

1. Be an individual who is 55 years of age or older.
2. Two or more individuals, at least one of whom is 55 years of age or older;
3. The surviving co-tenant of an individual who (a) was at least 55 years of age or older at the time of his or her death AND (b) was living in the senior housing unit with the surviving co-tenant at the time of his or her death.
4. An individual or individuals described in 2 or 3 above and others regardless of age, who are essential to the care and well-being of the individual or individuals.

Housing Management will:

1. Date the application upon receipt in the Housing Management Office.
2. Verify age information of applicant and, if applicable, co-applicant. Age information is a passport, birth certificate or driver's license.

There are eight active waiting lists for Kachemak Bay Senior Housing, Pioneer Vistas Senior Housing, Bartlett Terrace Senior Housing and Swatzell Terrace Senior Housing for seniors desiring admission to Independent Living Apartments. There is also a waiting list for The Terrace HOME units.

Due to our large waiting list, we have found it to be easier and more expedient to keep eight separate lists for our apartments. Each complex (PVSH, KBSH & BTSH) has both a one-bedroom and a two-bedroom list. Swatzell Terrace Senior Housing has a market rate and a HOME unit list. The Terrace has a HOME unit list. The following procedures will be followed:

1. Upon receipt of your application, you will be placed at the bottom of your desired waiting list(s). Applicants are called in order of the date applications are received.
2. If you apply for a one-bedroom only, you will only be called when a one-bedroom apartment is available. Each time you decline an apartment offer, you go to the bottom of each list you are on. If you decline an apartment offer three times, you are dropped from our list(s) and will need to reapply if you want back on the list(s).
3. If you apply for a two-bedroom only, you will only be called when a two-bedroom is available. Each time you decline an apartment offer, you go to the bottom of the list(s). If you decline an apartment offer three times, you are dropped from our list(s) and will need to reapply if you want back on the list(s).

4. If you apply for either a one or two-bedroom, you will be placed at the bottom of both lists and called when either is available. **NOTE:** Each time you decline any apartment, you will go to the bottom of all lists that you are on until the third decline at which time you will be dropped from all lists and need to reapply to get back on the list.
5. It is the responsibility of the applicant to keep housing management informed of changes in address and phone numbers, especially phone numbers as we contact applicants by phone. If we are unable to contact you at all by phone, you will be dropped from our list and need to reapply to get back on the list.
6. If we contact you by phone about an apartment, and you do not respond within three days, we will consider this a decline and the next applicant will be called. This is necessary to expedite filling our apartments and to keep our lists effective for all concerned.
7. If/when you are contacted and accept an apartment, you will need to complete and sign your rental agreement and pay a security deposit in the amount of \$500.00 for a 1 bedroom unit or \$600.00 for a 2 bedroom unit within five business days. You will be required to get a name clearance/background check from the Alaska State Troopers. Your first month's rent is due by your move-in date.
If, after signing your rental agreement, you choose to decline the apartment, you will forfeit your security deposit and be removed from all of the active wait lists.

Any person, regardless of age or living arrangement, whether in an apartment or private home, must consider other options if the person is unable to live independently. LIVING INDEPENDENTLY means the person(s) is (are) able to safely carry out daily activities by themselves or with assistance.

Ethnic Race (Check as many as apply) **Does not affect placement on wait lists.**

| | |
|--------------------------|----------------------------------|
| <input type="checkbox"/> | Alaskan Native/American Indian |
| <input type="checkbox"/> | Asian |
| <input type="checkbox"/> | Black/African American |
| <input type="checkbox"/> | Native Hawaiian/Pacific Islander |
| <input type="checkbox"/> | White |
| <input type="checkbox"/> | Hispanic |

Applicant Signature

Date

Co-Applicant Signature

Date

Housing Manager Signature

Date