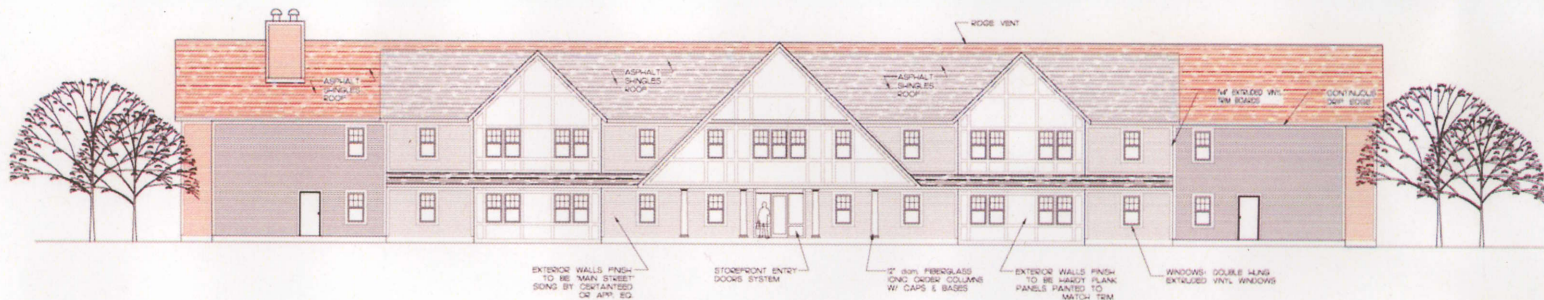


# Senior Housing Could Be Coming To Holland!

## Like to Know More?



## **What kind of housing is being planned and where?**

- *a two-story building with 20 1BR apartments, common laundry rooms, group activity rooms with common kitchenette, ample parking, handicapped parking, and an elevator*
- *Heat, central air-conditioning, and electricity included in rent.*

## **Who is the developer HAPHousing?**

*HAP, Inc. is a private, 501 (c) (3) nonprofit corporation. HAP administers a variety of programs and services all related to improving housing conditions for low and moderate income families.*

- *HAPHousing has 25 years of experience managing all phases of affordable housing development, from early planning through construction and lease-up. We have developed more than 800 rental units.*
- *We currently manage 477 units in 17 small- and medium-sized housing projects throughout Hampden and Hampshire Counties.*

## **Is the project funded yet?**

*Not yet. We will be applying for State and Federal funding throughout the summer and fall of 2009.*

## **When will the project be built and ready for occupancy?**

*Best case estimate: construction completion and rent-up by fall 2011.*

## **How much will apartments rent for?**

*Current projections: 20 one-bedroom apartments at \$700 per month, including all heat and utilities. Phone and internet will be the tenant's responsibility. With Federal project-based rental subsidies, tenants will pay no more than 30% of household income toward rent.*

## **Who is eligible for these apartments?**

*Applicants age 62+, or disabled (with SSDI or verification from a doctor that the applicant meets the Federal definition of disabled).*

## **When will application forms be available?**

*During the last six months of construction (best estimate: July 2011).*

## **What kind of limitations will there be on a tenant's income, assets and savings?**

*There will be an Income limit of approximately \$32,500 for one person, \$35,000 for two people. Assets from the sale of a house are allowed. A portion of interest earned on the sale proceeds will be included in income eligibility calculations.*

## **How will applicants be selected?**

*In general, income-eligible and age-eligible applicants will be placed on waiting lists in chronological order. Applicants must supply references and pass a background check (credit, criminal record, and eviction information).*

## **Will pets be allowed?**

*Yes, within limits. Tenants wanting to keep pets must agree to follow the pet policy, file an annual pet registration form with the Management Agent, and execute the Pet Lease Rider.*