



## ST. GERMAIN HOUSING AUTHORITY

### LOW INCOME HOUSING

### FOR THE ELDERLY AND DISABLED

(ELDERLY – 62 OR OVER, DISABLED DOES NOT MEAN YOU HAVE TO BE RECEIVING DISABILITY PAYMENTS)

**FRANCINE BYRNS, EXECUTIVE DIRECTOR**

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**TTY USERS, DIAL WISCONSIN RELAY SYSTEM, 1-800-947-6644**

**OFFICE HOURS: MON – FRI, 9:00 a.m. – 1:00 p.m.**

THE ST. GERMAIN HOUSING AUTHORITY IS LOCATED IN THE HEART OF ST GERMAIN JUST OFF HIGHWAY 70. IT IS WITHIN WALKING DISTANCE OF THE POST OFFICE, BANKING FACILITIES, GROCERY, AND PHARMACY.

WE HAVE 3 ONE-FLOOR APARTMENT BUILDINGS. EACH BUILDING HAS 12 APARTMENTS, A COMMUNITY ROOM AND A LAUNDRY ROOM. 30 APARTMENTS ARE ONE BEDROOM AND 6 ARE TWO BEDROOMS. WE ALSO HAVE ONE HANDICAPPED ACCESSIBLE 1-BEDROOM APARTMENT AND TWO HANDICAPPED ACCESSIBLE TWO BEDROOM APARTMENTS. THE APARTMENTS ARE ALL ELECTRIC. TENANTS PAY THEIR ELECTRIC BILLS, BUT THEY RECEIVE A UTILITY ALLOWANCE, WHICH IS SUBTRACTED FROM THEIR GROSS MONTHLY RENT.

#### ANNUAL ADJUSTED INCOME LIMITS FOR OCCUPANCY:

	ONE PERSON	TWO PERSONS
very low	\$19650	\$22500
low	\$31450	\$35950
moderate	\$36950	\$41450

#### WHAT IS YOUR ANNUAL ADJUSTED INCOME?

ANNUAL INCOME (includes income from your assets)

-MEDICAL EXPENSES NOT COVERED BY INSURANCE, OVER 3% OF ANNUAL INCOME

-\$400 ELDERLY OR HANDICAPPED ADJUSTMENT

#### ANNUAL ADJUSTED INCOME

EXAMPLE: YOUR ANNUAL INCOME IS \$10000. YOUR MEDICAL EXPENSES NOT COVERED BY INSURANCE ARE \$2000.

\$2000 (medical expenses not covered by insurance)

-300 (3% of \$10000)

\$1700 (medical expenses over 3% of annual income)

\$10000 (annual income)

- 1700 (medical expenses over 3% of annual income)

- 400 (elderly or handicapped adjustment)

\$ 7900 (ANNUAL ADJUSTED INCOME)

WHEN AN APARTMENT BECOMES AVAILABLE, APPLICANTS FROM THE VERY LOW INCOME CATEGORY ARE CHOSEN FIRST. IF NO VERY LOW INCOME APPLICANTS CAN BE FOUND, LOW INCOME APPLICANTS ARE CHOSEN, THEN MODERATE INCOME APPLICANTS.

AS A GENERAL RULE, RENT IS BASED ON 30% OF YOUR ADJUSTED MONTHLY INCOME. THE BASE RENT FOR A ONE BEDROOM IS \$330.00 AND FOR A TWO BEDROOM IS \$355.00. WE HAVE RENTAL ASSISTANCE AVAILABLE FOR 23 APARTMENTS. IF YOU ARE ELIGIBLE FOR RENTAL ASSISTANCE AND IT IS AVAILABLE, YOUR RENT WOULD BE LOWER THAN THESE BASE RENTS. IF YOU ARE ELIGIBLE FOR RENTAL ASSISTANCE AND THERE IS NONE AVAILABLE, YOUR RENT WOULD NOT BE HIGHER THAN THESE BASE RENTS. IF YOU ARE **NOT ELIGIBLE** FOR RENTAL ASSISTANCE, YOUR RENT COULD BE HIGHER THAN THESE BASE RENTS, BUT NO HIGHER THAN \$541.00 FOR A ONE BEDROOM AND \$566.00 FOR A TWO BEDROOM. WHEN I HAVE PROCESSED YOUR APPLICATION, YOU WILL BE NOTIFIED OF YOUR INCOME CATEGORY AND IF YOU ARE ELIGIBLE FOR RENTAL ASSISTANCE.

**IMPORTANT FACTS YOU SHOULD KNOW:**

- THIS HOUSING PROJECT IS FEDERALLY SUBSIDIZED BY USDA RURAL DEVELOPMENT
- THIRD PARTY VERIFICATION IS REQUIRED FOR ALL THE INFORMATION ON YOUR APPLICATION AND TENANT CERTIFICATIONS.
- ALL TENANTS MUST BE RECERTIFIED ANNUALLY.
- IF THERE IS A CHANGE IN A TENANTS ASSETS, INCOME, OR MEDICAL EXPENSES, IT MUST BE REPORTED IMMEDIATELY SO THAT THEY CAN BE RECERTIFIED, IF NECESSARY, BEFORE THEIR ANNUAL CERTIFICATION. RESTITUTION MAY BE REQUIRED FOR UNREPORTED CHANGES THAT WOULD HAVE RESULTED IN A RENT INCREASE OR REDUCTION OF RENTAL ASSISTANCE.
- APPLICANTS SHOULD ALSO REPORT CHANGES IN ASSETS, INCOME, OR MEDICAL EXPENSES. THESE CHANGES COULD AFFECT YOUR INCOME CATEGORY, AND YOUR PLACE ON THE WAITING LIST. FAILURE TO REPORT THESE CHANGES COULD RESULT IN LAST MINUTE INELIGIBILITY FOR AN APARTMENT, DUE TO CALCULATION OF INCOME LEVEL BASED ON INCORRECT FINANCIAL INFORMATION.
- THE TENANT CERTIFICATION THAT MUST BE SIGNED BY TENANTS CONTAINS A STATEMENT WARNING OF PENALTIES FOR DELIBERATELY SUPPLYING FALSE INFORMATION ON WHICH THE CALCULATIONS ON THE CERTIFICATION WERE MADE.
- ANY ASSETS DISPOSED OF FOR LESS THAN FAIR MARKET VALUE WITHIN TWO YEARS OF YOUR INITIAL OCCUPANCY DATE WILL BE COUNTED AS AN ASSET FOR TWO YEARS FROM THE DATE OF THE DISPOSAL. THIS INCLUDES ASSETS GIVEN AS "GIFTS".
- PETS UNDER 20 LBS ARE ALLOWED. (SERVICE ANIMALS MAY WEIGH MORE THAN 20 LBS.) YOU MUST HAVE A RENTERS POLICY NAMING THE ST, GERMAIN HOUSING AUTHORITY AS AN ADDITIONAL INSURED. THERE IS A PET POLICY THAT STATES OTHER REQUIREMENTS. IF YOU HAVE A PET, PLEASE ASK FOR A COPY OF THE POLICY.
- THE ST. GERMAIN HOUSING AUTHORITY DOES NOT PROVIDE ANY SUPPORT SERVICES.

**APARTMENT FEATURES:**

- EQUIPPED WITH A STOVE, REFRIGERATOR, AND DRAPES.
- AMPLE CLOSET SPACE
- A STORAGE ROOM
- EMERGENCY CALL BUTTONS IN BEDROOM AND BATHROOM
- APARTMENTS IN BUILDINGS 1 & 2 HAVE PATIO AND HALLWAY ENTRANCES
- ASSIGNED PARKING SPACES WITH ELECTRICAL OUTLET FOR BLOCK HEATER
- INTERCOM SYSTEM FROM APARTMENT TO ENTRANCE FOYER

**APPROXIMATE ROOM DIMENSIONS:**

**ONE BEDROOM**

living room	12' x 13'
kitchen area	6 ½' x 10'
bedroom	11' x 13'
storage room	5' x 7'

**TWO BEDROOM**

living/dining area	12' x 24'
kitchen	9' x 9'
bedrooms	10' x 11 ½'
storage room	5' x 7'

\*\*\*\*\*IF YOU WOULD LIKE TO SEE AN APARTMENT, PLEASE GIVE ME AT LEAST A DAY'S NOTICE.  
THANK YOU.