

Eernisse Apartments Application Packet



Features of Eernisse Apartments:

- Owned and managed by an Island non-profit organization to ensure long-term affordability and security;
- 26 affordably-priced apartments (with some rent-subsidized units) for income-qualified families and individuals;
- A selection of one, two and three bedroom units for households of all sizes;
- Convenient location, two blocks from Vashon's town center;
- Two-story, townhouse design provides a private, homey environment;
- Spacious interiors offer living spaces from 720 to 1300 square feet.
- All units include front and rear porches or patios with views to open space.
- Generous storage provided, including an outdoor storage closet for each unit.
- Light, open floor plans allow for efficient use of interior space;
- Modern appliances provided, including dishwashers and garbage disposals;
- Convenient, shared laundry facilities with affordably priced machines.

Location of Apartments: 17905 97th Pl. SW, Vashon, WA 98070. Located two blocks from Vashon's Town Center, south of the Island Lumber Building.
Note: This is not the mailing address to return applications.

Return of Applications and Inquiries: Mail your application to Property Manager, Vashon HouseHold (Management for Eernisse Apartments) at P.O. Box 413, Vashon, WA 98070. Call (206) 463-4880 for assistance. Accepting Applications starting April 2, 2007 at 9am.

Qualification for Tenancy: The Eernisse Apartments were built with private and government funds dedicated for the development of affordable housing. Qualified residents must meet income guidelines and other screening criteria set by government regulations. The best way to determine your eligibility is to submit a fully complete application. All information provided is kept confidential and secure. If you have questions or problems along the way, we will help you work through them.

Rental Rates: There are two separate rent structures for Eernisse Apartments. Thirteen of the 26 apartments will be reserved for applicants who are considered very-low-income by federal standards (that is, people who have incomes at or below 30% of the medium income of King County, ex: for a family of 3, 30% is \$22,770). Some of these applicants may be eligible to receive monthly rental assistance through the King County Housing Authority (KCHA). Rent for each of these 13 units will be based strictly on the tenant's income. Tenants who qualify for rent-subsidized apartments will pay no more than 30% of their gross monthly incomes to rent. There will be a separate waitlist for rental assistance that is maintained by KCHA.

The 13 *non-subsidized* apartments will have the following approximate rents. Please note that the rent levels listed may change slightly in the coming months:

One bedroom apartment (1 bath, 719 sq. ft.): \$680/month
Two bedroom apartment (1½ baths, 942 sq. ft.): \$810/month
Three bedroom apartment (1½ baths, 1336 sq. ft.): \$930/month

After receiving your application, we will let you know if you may be eligible for a monthly rent subsidy. If so, our staff will help you in the process of securing this rental assistance.

Units for Seniors and Disabled: Six units will be reserved for certain qualifying applicants with special needs.

Application Process: Only complete applications can be processed. Your position on our waitlist for non-subsidized units, and on the KCHA waitlist will be determined according to the date/time we receive your complete application.

We will respond to your application within ten working days. At that time, we will let you know if: **a)** your application is incomplete and more information is needed; **b)** you are not eligible for renting a non-subsidized unit at Eernisse Apartments based on the information you provided; or **c)** you appear to be

preliminarily eligible to apply for a subsidized unit with KCHA. A letter will be sent telling you what your next step is in the application process.

The qualified applicants on the waitlist will be offered apartments in the order they applied. Please note that some units are reserved for people with special needs and those receiving federal rental assistance. Applicants in these categories may receive preferential placement in some of the apartments, even if other applicants are higher on the waitlist. It is possible that you may be passed over for an available unit if your household size does not meet the minimum occupancy standards for that unit. (For example, a single person would not be allowed to rent an available three-bedroom unit.)

Those applicants who meet the criteria for rent-subsidized apartments will be given a second application to complete and bring back to Vashon HouseHold. These rental assistance applications will be screened by the King County Housing Authority, administrators of the rent subsidy program. You will be placed on their waitlist by time and date received in their office.

Documents Needed with this Application:

To determine your eligibility for an apartment, we will need copies of the following documents to be brought to application interview appointment set after receiving your application. It is a good idea to start gathering these documents now. You will need to bring these documents to your interview with Vashon HouseHold/Eernisse:

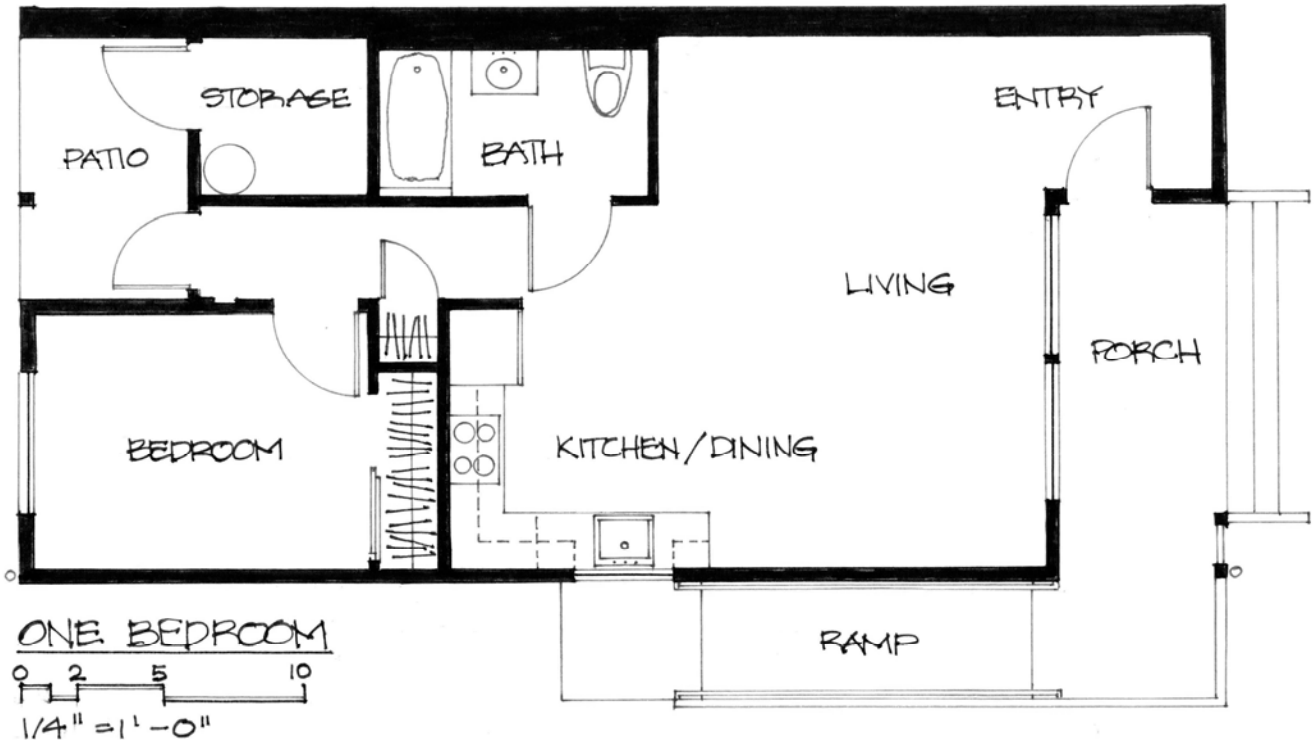
1. Verification of Income: Most recent pay stub, pension payment, military pay, proof of unemployment or public assistance payment, and/or documentation of any other income.
2. Self-Employment Verification: If self-employed, submit a signed copy of your most recent tax return;
3. Social Security or SSI Benefits: Submit a copy of your 2007 award letter.
4. Verification of Child Support for all children;
5. Last month's bank statements of all bank or financial institution accounts.

Once Accepted: A security deposit equal to one month's rent is required. For those determined to be eligible for monthly rental assistance through King County Housing Authority, the required deposit is equal to either \$50 or the amount of tenant's monthly rent payment, whichever is greater.

Pets: Pets are prohibited at Eernisse Apartments. Service animals kept by people with disabilities are allowed.

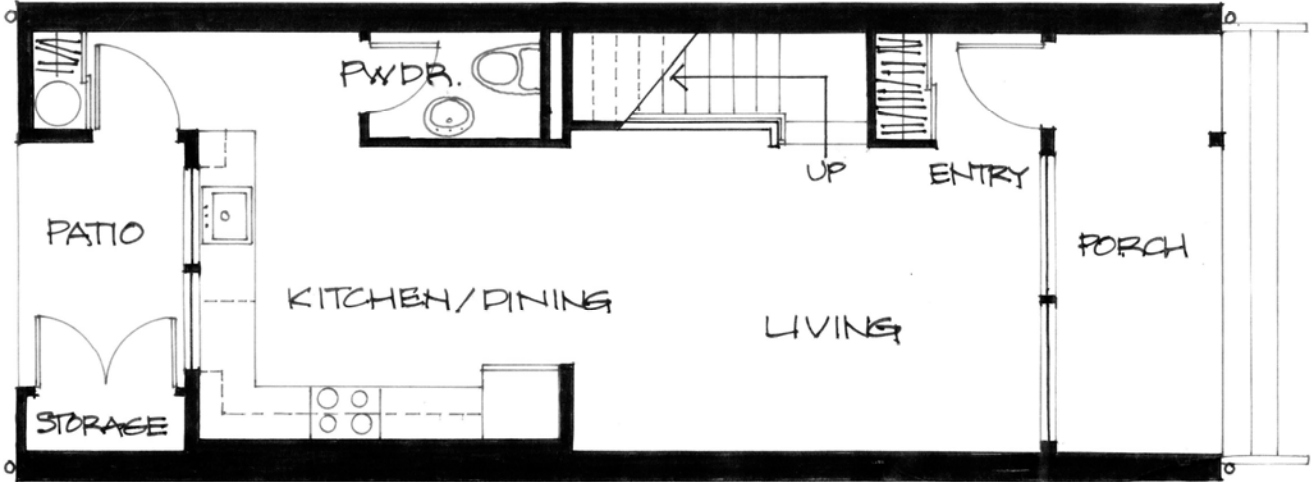
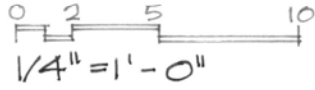
Typical Unit Floor Plans

One Bedroom Unit: Full bath, 719 square feet. Most one bedroom units have ground floor access and include ADA accessible ramps to front porches.

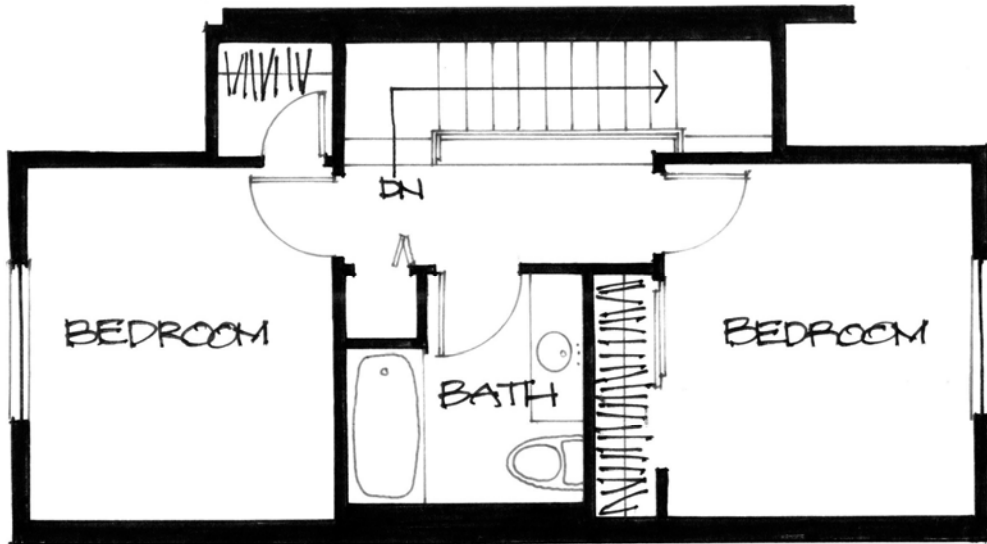
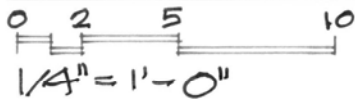


Two Bedroom Units: Two story with private interior stairs; Full bath upstairs and half bath on ground floor. Typical unit is 942 square feet. All two bedroom units have ground floor access with front and rear porches or patios.

TWO BEDROOM - GROUND FLOOR



TWO BEDROOM - SECOND FLOOR



Three Bedroom Units: Two story with private interior stairs; Full bath upstairs and half bath on ground floor. Typical unit is 1336 square feet. All three bedroom units have ground floor access with front and rear porches or patios.

