



# AGATE HEIGHTS APARTMENTS

Owner: Housing Authority of Lincoln County  
PO Box 1470 Newport, OR 97365  
541/265-5326 Ext. 300, TYY 800-735-1232

## SMOKE FREE PROPERTY

Agate Heights Apartments is located at 150 NE 60<sup>th</sup> Street Newport OR and is a 44 unit complex located north of Newport on NE 60<sup>th</sup> Street (north of the movie theatre). Certain income restrictions apply. Rent is subsidized by USDA Rural Development and based on household income.

The development offers the following unit mix, square footage and rental rates.

Unit Type	No. of Units	Sq. Ft.	Rent Rate	Sec. Deposit
One bedroom	12	638	Income Based	\$400
Two bedroom	24	854	Income Based	\$565
Three bedroom	8	1,032	Income Based	\$595

An applicant family must be income eligible under USDA/RD published guidelines

### ANNUAL ADJUSTED INCOME – effective 5/17/2017

	1	2	3	4	5	6	7	8
<b>Very Low Income</b>	\$20,250	\$23,150	\$26,050	\$28,900	\$31,250	\$33,550	\$35,850	\$38,150
<b>Low Income</b>	\$32,400	\$37,000	\$41,650	\$46,250	\$49,950	\$53,650	\$57,350	\$61,050

**(Very Low Income applicants have priority before Low Income Applicants)**

Applications are available in person at the Housing Authority of Lincoln County 1039 NW Nye Street Newport, OR by mail PO Box 1470 Newport, OR 97365 (541) 265-5326 ext. 300, (541) 265-6057 (FAX) (800) 735-1232 TTY Email: [info@halc.info](mailto:info@halc.info), Website: [www.halc.info](http://www.halc.info),

To be placed on the waiting list, please complete the application and return it to the housing authority. An incomplete application will delay the verification process. **Don't forget to sign it!** Applications are processed by bedroom size, date and time of application. Once you are determined eligible, you will be placed on the waiting Agate Heights waiting list. **It is important that you keep the Housing Authority updated with your correct mailing address during your waiting time period. All notification is done by mail when a unit is available. No application fees**

#### ADMISSION CRITERIA: (each applicant)

- Copies of Social Security Card for all household members over the age of six (6)
- Two verifiable Landlord references that is positive, for each adult applicant (over 18)
- Must demonstrate a source of income
- Income within the published limits of the program
- Must have enough income to pay monthly rent and utilities
- Does not owe any money to the Housing Authority of Lincoln County or any other federal housing program for past housing participation
- Must pass a criminal history background check

"This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA Office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov)."

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## **DISCRIMINATION**

It is illegal to discriminate against persons because of Race, Color, Religion, Sex, Disability, Family Status, National origin, marital status, source of income, gender identity or sexual orientation. If you feel that you have been a victim of discrimination based on any of these factors, please feel free to request information on how to file a complaint with the appropriate fair housing agency. If you need assistance in filing the complaint, the Housing Authority of Lincoln County will assist you.

## **REASONABLE ACCOMMODATION**

The Housing Authority of Lincoln County is committed to the letter and spirit of the Fair Housing Act, which, among other things, prohibits discrimination against persons with disabilities. In accordance with our statutory responsibilities and management policies, we will make reasonable accommodations in our rules, policies, practices, or services, when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy their housing communities. If you are disabled and want to request such an accommodation, may be made by writing the Housing Authority or calling us at (541) 265-5326, TYY 800 735-1232. The request must include information on the accommodation you are requesting and how it is necessary to accommodate your disability. Information provided for reasonable accommodation is subject to verification.

**ATTENTION:** Applications will not be processed or considered complete without **COMPLETE MAILING ADDRESS and the following for ALL household members:**

**PLEASE NOTE:** The following items must be submitted with the application to determine eligibility. **Signatures on all documents (18 years and older)**

- Social Security Numbers with copies of Social Security Card for all applicants 6 years of age and older
- Picture ID for all household members over the age of 18
- Proof of income (SS award letter, pension, employment, etc.)
- Complete name and mailing address for all landlord and personal references
- Documentation of Assets, including copies of bank statements for the last six (6) months
- Unreimbursed medical expenses/ handicapped assistance expenses (if applicable)

**MISREPRESENTATION ON THE APPLICATION OR TENANT CERTIFICATION:** In making application for Agate Heights housing, information supplied in the application and certification process or after being leased is considered material and that a violation of any obligation or misrepresentation of any information shall constitute a breach of the application and any lease entered into with the applicant.

*Estos son documentos importantes. Si necesita ayuda para entenderlos, pongase en contacto con Centro De Ayuda – 265-6216*



Barrier Free