



FISTERRA GARDENS APARTMENTS
101 Diversity Drive
Yachats, OR 97498

SMOKE FREE PROPERTY

Fisterra Gardens is a 25 unit tax credit housing rental property located in the City of Yachats on a 1.21 acre parcel of land north of the existing Sea-Aire Assisted Living Center and east of Highway 101.

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

Unit Type	No. Units	Sq. Ft.	Rent Rate	Sec. Dep.
One bed/One bath	8	690	\$499	\$425
Two bed/ One bath	17	850	\$650	\$570

Households must be income eligible to be qualified to live at Fisterra Gardens. The minimum monthly income required is one and a half times the monthly rent. The total household annual income must not exceed the limit below for the household size. (60% of HUD determined Median Income)

Family Size	1	2	3	4	5	6
Maximum Gross Annual Income effective 04/01/2018	\$24,540	\$28,020	\$31,560	\$35,040	\$37,860	\$40,620

Unit amenities include: full size equipped kitchen with energy star appliances including dishwashers, decks with accompanying storage, carpet and vinyl flooring, and electric heat with individual controls. There is a laundry facility located on the property but there are no individual laundry hook-ups in the units. Applications are available in person, by mail and on our website. No application fees

The Housing Authority of Lincoln County

P.O. Box 1470 1039 NW Nye Street Newport, OR 97365
 (541) 265-5326 ext 300 (541) 265-6057 FAX
 (800) 735-1232 TTY Email: info@halc.info Website: 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 Fisterra Gardens waiting list. **It is important that you keep the Housing Authority updated with your correct mailing address during your waiting time period since you will be notified by mail when a unit is available.** HUD Housing Choice Vouchers are welcome at Fisterra Gardens.



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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 cannot be accepted without **COMPLETE MAILING ADDRESS and the following for ALL household members:**

- Signatures (18 years and older)
- Social Security Numbers all household members
- Declaration of Immigration Status

PLEASE NOTE: In order to for your application to be considered completed, you will be required to provide copies of the following for each household member:

- Copies of Social Security Card (necessary for criminal screening and employment verification) all household members and picture identification (18 years and older)
- 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

MISREPRESENTATION ON THE APPLICATION OR TENANT CERTIFICATION: In making application for Fistera Gardens Apartments 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 – 541 265-6216