

MEADOW VIEW APARTMENTS

Managed by Ebenezer Management Services
5430 Meadow Lane
Wyoming, MN 55092

WHAT YOU NEED TO KNOW ABOUT OUR COMMUNITY

General Information

- The building has 32 one-bedroom apartments, 540 square feet in size.
- Two apartments are equipped with special modifications for mobility impaired tenants.
- Rent is subsidized by the Department of Housing and Urban Development and eligible tenants pay 30% of their annual adjusted gross income as their rent.
- Building amenities include a community room, fireplace, library, screened in porch and a tub room. There is also a public computer and television in our community room.
- The security deposit equals one month's rent plus utility allowance and is due at lease signing.
- The apartments are carpeted and equipped with a stove, microwave and refrigerator. Tenants are welcome to provide their own air conditioner using the sleeve provided in the apartment.
- The rent includes heat, water, trash and recycling and wireless internet. You are responsible for electricity, telephone and cable TV.
- One parking space is provided for each apartment. There is no reserved parking.
- Laundry rooms are located on each floor of the three-level building.
- Families have the option to keep one common household pet (meaning domesticated animal such as a dog, cat, bird, fish, or turtle). The pet deposit is \$300 and pets must be registered with management and abide by the Pet Rules and Policies.
- Meadow View Apartments is a **SMOKE-FREE** building. Smoking is prohibited in all apartments and all common areas of the building.
- Meadow View Apartments is linked to Meadows on Fairview by an enclosed walkway which allows access to community rooms and intergenerational programming for both older adults and children.

Applications

- You may return the application by mail to:

Meadow View Apartments
5430 Meadow Lane
Wyoming, MN 55092

Or

Hand deliver it in person to the Meadow View office.

- All applications are accepted in the order in which they are received by date and time. Applicants are placed on a waiting list as their application is being reviewed for eligibility requirements.
- Selection of apartments is based on the order that the completed, approved applications are received. Applicants may choose their apartment based on their place on the waiting list.



Eligibility Requirements

Eligible

- The prospective tenant(s) must not exceed the federal income limits set for the Wyoming area which are currently:
 - 1 person - \$31,650
 - 2 Persons - \$36,200
- Must demonstrate that income for the following 12 months is not anticipated to exceed the income limits.
- Be a single person 62 years of age or older at the time of application; or
- If two people, one of which includes a person 62 years of age or older at time of application. The two people must be related by blood, marriage, or give evidence of a stable relationship which has existed for a period of time.
- To qualify for a mobility impaired unit, the applicant must need the special design features of the unit, verified by a licensed physician. Meadow View Apartments can provide physician certification/verification forms if needed.
- When determining rent, all earned income, unearned income, assets and medical expenses are verified through 3rd parties.
- When determining income, assets disposed of within 2 years for less than Fair Market Value will be included as income.
- The apartment unit must be the family's sole place of residence.
- The tenant must be able to fulfill the requirements of the lease.

Non-Eligible

- The applicant or head of household is under 62 years of age at the time of application.
- The applicant has a prior landlord reference, credit or criminal background or previous experience in subsidized housing that indicates they present a risk to the owner or other tenants in the building.
- The annual income is greater than applicable income limits as determined by HUD.

The overall application process will be conducted in a manner consistent with Meadow View Apartments Language Access Plan to ensure equal access to federally subsidized housing. Resources will be available for applicants who do not use English as their primary language.

FOR MORE INFORMATION, PLEASE CONTACT
Meadow View Housing Coordinator
651-464-6171

