



# JOSEPHINE COMMONS



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## Frequently Asked Questions

- Q:** What is the age requirement to live at Josephine Commons, Phase 1?
- A:** Phase 1 is limited to persons aged 55 and older – all household members must be aged 55+ to be eligible to apply.
- Q:** Is Josephine Commons, Phase 1 an “Assisted Living” complex?
- A:** No, Josephine Commons is not an Assisted Living complex. Although, we have a Senior Resource Coordinator that can help connect seniors with resources.
- Q:** Are pets allowed?
- A:** 1 cat or 1 dog (all dogs must be 2 years old or older and weigh 30 lbs. or less) is allowed with an additional pet deposit of \$200.00. These pet rules are waived for assistance animals.
- Q:** Will there be cable television or satellite television available?
- A:** Century Link and Comcast are available to provide these services, we will have more information this summer.
- Q:** What amenities will the apartments have?
- A:** All apartments have a washer/dryer combo unit in the apartment, a dishwasher, refrigerator, range, ceiling fan, central air/heat.
- Q:** What common area amenities will there be in Phase 1 for Residents?
- A:** Phase 1 will have a beautiful 1300 square foot Great Room with a large fireplace and views of the mountains, there will be a library nook with computer stations; inside mailbox station; 2700-square foot kitchen and dining room area that is available for use by Residents and the broader community; meeting rooms on the upper levels that can accommodate small parties, small gatherings, game nights, etc.; a covered drop-off space in front of the main doors; 1 passenger elevator and 1 freight elevator for larger items; on-site Resident Caretaker; security building with controlled access; and lots more!
- Q:** How many parking spaces are there, and are they reserved for each unit?



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- A:** 99 total parking spaces will be available at Phase 1. These spaces are not assigned to each unit, but are reserved for residents and staff, with a few visitor's spaces as well.
- Q:** Is Josephine Commons going to be a non-smoking community?
- A:** Yes, smoking is prohibited inside the apartments, inside any building, and within 25 feet of the entire property. Smoking is not permitted on balconies/patios or in any common area either.
- Q:** What's nearby Josephine Commons?
- A:** Grocery stores, library, Senior Center, recreation center, shopping, pharmacy, etc., all within 2 miles from the property.
- Q:** What utilities do tenants pay?
- A:** Gas, electric, water, sewer and trash are ALL INCLUDED IN THE RENT! Tenants will pay their own phone, cable, etc.
- Q:** Will additional storage space be available outside of my apartment if I need it?
- A:** There is no additional storage outside of the apartments, but there is storage space inside the apartment itself.
- Q:** Is Josephine Commons subsidized housing – will my rent be based on my income?
- A:** No. Please see the chart on the last page of this hand-out for rent ranges.
- Q:** When will tenants be able to start moving in?
- A:** We anticipate moving the first tenants in on September 4, 2012, and we plan to have all 74 apartments leased by December 31, 2012.
- Q:** How is maintenance handled?
- A:** Boulder County Housing has a Maintenance Department that will handle all repairs and preventative maintenance. There is a general phone number residents can call with routine maintenance requests, and an answering service 24 hours a day/7 days a week in case of an emergency;



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**Q:** Is there an income-restriction, and how does the income restriction work?

**A:** Income is calculated by taking into account the entire household's gross annual income, plus the income earned from assets. Please see the chart on the last page of this hand-out for the income-restriction per household size.

**Q:** How do assets affect my income?

**A:** If you have assets such as checking, savings, money market accounts, IRA's, certificates of deposit, real estate, annuities, trust accounts, term life insurance, etc., the total current value of all such assets are added together. If the total assets are worth \$5,000 or more, we calculate 2% of the entire asset value and add that amount to the household's annual income.

Example: Assets total \$200,000 and Annual income totals \$24,000

200,000 multiplied by 2% = 4,000

\$4,000 would be added to the total household annual income of \$24,000, so the total annual income would be \$28,000

**Q:** What if I still own my home, does that make me ineligible because of the large asset?

**A:** Not necessarily....

- If you are selling the home, the asset is calculated by taking the value of the home, minus the amount owed on the home, minus the cost of selling the home....the result is multiplied by 2%, and that amount is added to the household's annual income.
- If you plan to rent out the home, the asset is calculated by taking the value of the home, minus the amount owed on the home...that amount is multiplied by 2% and added to the household's annual income. IN ADDITION, the rental income is added to the household's annual income.

**Q:** How does the "Interest List" work, and what happens once I've turned in the Preliminary Application?

- Over a year ago, an interest list was started by the Lafayette Senior Services Center for any person who was interested in possibly living at Josephine Commons, Phase 1 –

**Q:** What is the application fee going to be used for?



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- A:** We check criminal background, sex offender registry and landlord references if any and we are charged to run these background checks – the fee covers this cost.
- Q:** How much is the security deposit?
- A:** \$200.00 for the 1-bedroom units and \$250.00 for the 2-bedroom units. There is an additional \$200.00 pet deposit for a pet. This fee is waived for assistance animals.
- Q:** Do you accept Section 8 vouchers at Josephine Commons?
- A:** Yes!
- Q:** Will any apartments have walk-in or roll-in showers for people in wheelchairs?
- A:** There are a few apartments that will be fully accessible under Section 504, including roll-in showers. All showers in all other apartments will meet Fair Housing Act Accessibility Guidelines and have less than a 1-inch threshold – very accessible!
- Q:** Will all showers in the apartments have grab-bars?
- A:** All showers and toilet areas have grab bars.
- Q:** Since there is a maximum income limit, is there a minimum income limit as well?
- A:** Although there is no set income minimum, applicants must be able to approve that they can afford to pay the monthly rent.
- Q:** If, for example, we are a parent and adult child who live together, but the adult child is younger than 55, can we be considered for Phase 2? If we are already on the interest list for Phase 1, will we keep our place on the Phase 2 interest list?
- A:** Yes, if this type of household were already on the interest list for Phase 1, the household would keep their place on the Interest List for Phase 2.
- Q:** Does one have to be a legal resident of the United States to be eligible to live at Josephine Commons?
- A:** Yes, at least one adult lease-signer must be a legal resident to be eligible.



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- Q:** Can 1 person lease a 2-bedroom apartment? Can more than 2 people lease a 1-bedroom apartment?
- A:** 1 person may lease a 1 or 2-bedroom apartment. There is a maximum of 2 people per bedroom, so more than 2 people could NOT lease a 1-bedroom apartment.
- Q:** Will the monthly rent increase each year?
- A:** Generally, rent increases are based on what the rental market will support. For example, in 2011, the Boulder County Housing Authority did not increase any rents since there had not been a cost of living increase in Social Security in a few years. In 2012, we increased rents around \$10.00 per month for all units, and there was also a 3.5% increase in Social Security for recipients.
- Q:** Will there be anyone on-site after hours?
- A:** We will be hiring a Resident Caretaker, preferably a couple to work full-time, or 2 individuals to work part-time each. The Resident Caretakers will handle most after-hours issues.
- Q:** Will there be an annual review of income and assets? What happens if there is a change mid-year? If I am over the income-limit at my 1-year anniversary, will I have to move-out?
- A:** Approximately 120 days (4 months) before your move-in anniversary date each year, the Property Manager will begin the process of your annual recertification. You will be required to submit proof of the total household income and assets to certify that your household income still qualifies for the rent level you are at currently.

Tenants are required to recertify annually only, so a change mid-year would not necessitate your reporting the change. The exception to this is if your income decreased significantly enough to qualify for a lower income limit and rent, and there is a lower income/rent unit available. In this case, the tenant would not have to move to another apartment, we would simply move the lower rent and income requirement to the tenant's unit and advertise the vacant unit at the higher income/rent limit.

## EXAMPLE:



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Imagine all of Josephine Commons, Phase 1 is fully leased with the appropriate 30%, 40%, 50% and 60% units filled with the appropriate tenants who qualify. Then, a tenant who currently is renting at a 40% income limit and rent level vacates. At the same time, a current tenant renting in a 60% income limit and rent level has a decrease in income sufficient enough to qualify for the vacant 40% restricted unit. That tenant would have their rent lowered to the 40% rent. The vacant unit would then be marketed at the 60% income limit and rent level.

After the move-in income requirement, the income limit changes at the first anniversary. The income limit at the first anniversary, and every anniversary thereafter is 140% of the original move-in income limit...

## EXAMPLE:

Joe Smith moves in September 10, 2012, and his total gross household income is \$24,000. The income limit for the unit he rented was \$26,280 gross annual income. Sometime between May 1, 2013 and July 31, 2013, Joe will be asked to submit current income and asset information at his Annual Recertification. At that time, the income limit will be 140% ABOVE the move-in income limit of \$26,280, which is \$36,792. As long as Joe's total gross household income does not exceed \$36,792 at every anniversary, he will be eligible to stay at Josephine Commons.

**Q:** Will the apartments have microwaves in them?

**A:** No, but there will be standard-sized ranges...

**Q:** Will there be community dues or any other fees?

**A:** No.

**Q:** What happens if my spouse passes away, will I have to move to a 1-bedroom if I'm in a 2-bedroom? Will my rent be lowered?

**A:** As long as you can afford the rent in the 2-bedroom, you would not have to move. If you wanted to move, we would consider transferring you to a 1-bedroom if you qualify for the next available 1-bedroom. Your rent can only be lowered if you:



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- 1) **Qualify income-wise for a lower income limit and rent, AND**
- 2) **A lower-income/rent unit is available.**

**Q: If I'm already on a waitlist for subsidized housing, or any other kind of housing, will I be taken off that list if I accept a unit at Josephine Commons?**

**A: No, being accepted at Josephine Commons does not mean you will be taken off of any other waitlist.**

**Q: Will the building have Wi-Fi?**

**A: In the library and the Great Room, yes....otherwise each resident has a phone/data outlet in their apartment and can contract with a provider.**

**Q: Will there be carports for residents?**

**A: Only the 2 duplexes have carports. The rest of the building has adequate parking, but not covered.**

**The Housing Authority of the County of Boulder, Colorado does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in, its federally assisted programs or activities.**

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The rent ranges vary depending on what income limit a tenant qualifies for. Please see the following chart for further explanation:

Bed-room Size	Number of Apartments	AMI Limit	Square Footage Ranges	Total Household Income cannot exceed for 1 person	Total Household Income cannot exceed for 2 people	Total Household Income cannot exceed for 3 people	Total Household Income cannot exceed for 4 people	Approximate monthly rent ranges*
1	12	30%	634 – 665	\$19,750 annually	\$22,550 annually	N/A	N/A	\$521 - \$528 *
1	16	40%	634 – 665	\$26,280 annually	\$30,040 annually	N/A	N/A	\$670 - \$704 *
1	10	50%	634 – 665	\$32,850 annually	\$37,550 annually	N/A	N/A	\$820 – \$880 *
1	6	60%	634 – 665	\$39,420 annually	\$45,060 annually	N/A	N/A	\$860 - \$960 *
2	3	30%	789 – 851	\$19,750 annually	\$22,550 annually	\$25,350 annually	\$28,150 annually	\$622 - \$633 *
2	5	40%	789 – 851	\$26,280 annually	\$30,040 annually	\$33,800 annually	\$37,520 annually	\$770 - \$845 *
2	6	50%	789 – 851	\$32,850 annually	\$37,550 annually	\$42,250 annually	\$46,900 annually	\$920 - \$1,056 *
2	12	60%	789 – 851	\$39,420 annually	\$45,060 annually	\$50,700 annually	\$56,280 annually	\$935 - \$1,100 *
2 Duplex	2	50%	902	\$32,850 annually	\$37,550 annually	\$42,250 annually	\$46,900 annually	\$960 - \$1,056 *
2 Duplex	1	60%	902	\$39,420 annually	\$45,060 annually	\$50,700 annually	\$56,280 annually	\$975 - \$1,100*
2 Duplex w/bsmt.	1	60%	1574	\$39,420 annually	\$45,060 annually	\$50,700 annually	\$56,280 annually	\$1,000 - \$1,267*

\* These rents are not final yet, and are subject to change

### 100% Area Median Income (AMI) HUD Limits in Boulder County for year 2012:

1 Person Household: \$65,700

2 Person Household: \$75,100

3 Person Household: \$84,500

4 Person Household: \$93,800