

MILL RACE COMMONS and PARKSIDE MANOR
ELDERLY APARTMENT COMPLEXES

Applications are now being accepted from eligible elderly individuals who wish to rent a one- or two-bedroom apartment at Mill Race Commons, 108 Rockey Lane, or Parkside Manor, 95 Rockey Lane, Montoursville, Pennsylvania.

WHAT ARE MILL RACE COMMONS AND PARKSIDE MANOR?

Mill Race Commons apartment complex consists of 32 individual living units and Parkside Manor consists of 28 individual living units designed to house senior citizens 62 years of age or older. All of the apartments consist of a combined kitchen/dining area, living room, bedroom, and bathroom. The facilities, located adjacent to Indian Park, also have luxuriously furnished community space located throughout. This space includes a community room, sitting lounges, a library, a computer lab, and a three-season porch.

NOTE: Four of the apartments in each building are designed for handicapped residents who need accommodations for wheelchairs.

WHO IS ELIGIBLE?

Individuals who are at least 62 years of age and whose annual incomes are less than 60% of the area's median income are eligible. The income limit is as follows:

	<u>1 PERSON</u>	<u>2 PEOPLE</u>
60% Area's Median Income	\$26,880	\$30,720

HOW MUCH RENT DOES A RESIDENT PAY?

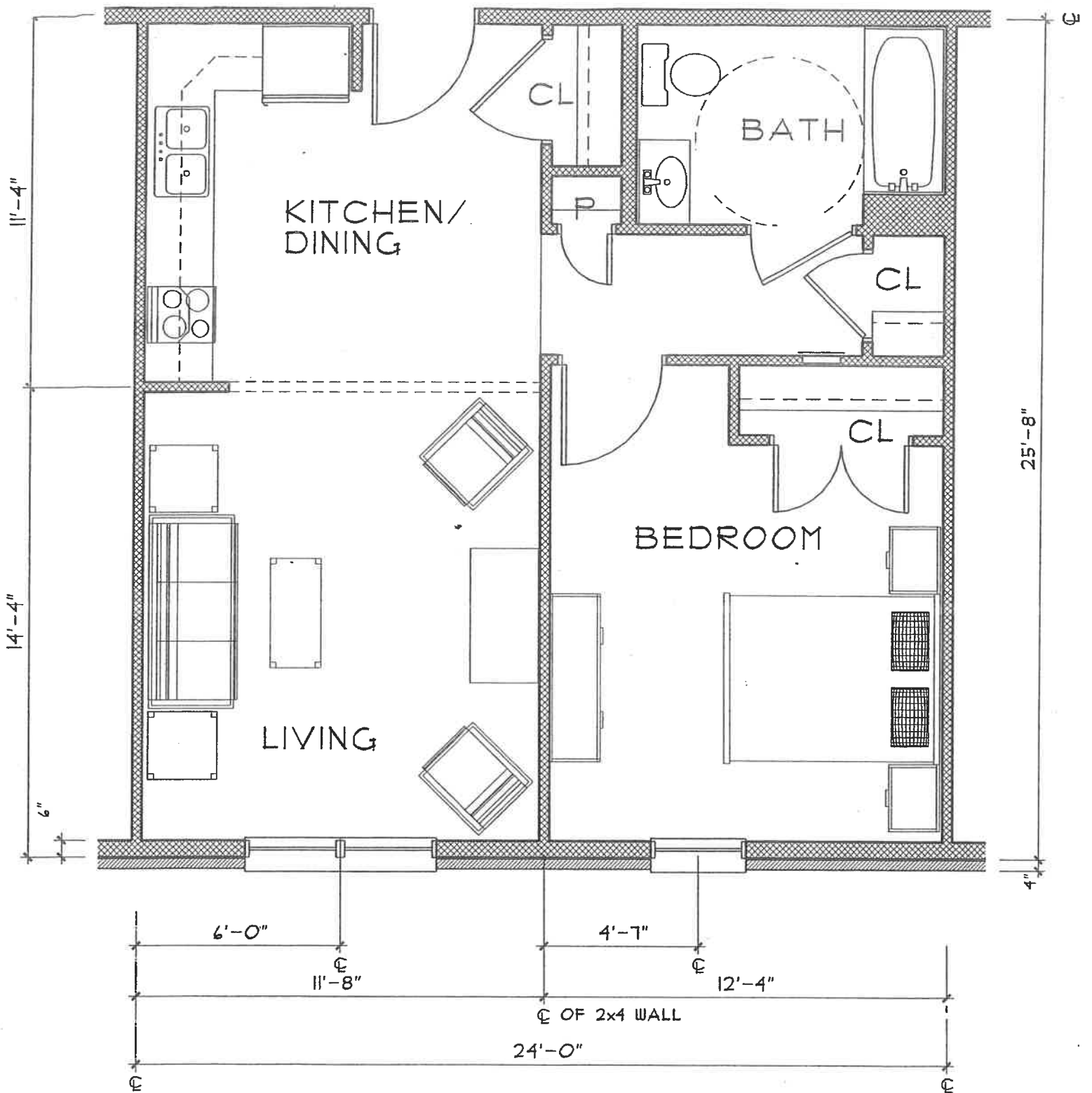
\$575 (one-bedroom unit); \$675 (two-bedroom unit) per month depending on your income. The monthly rental includes all utilities with the exception of cable television and telephone.

PROJECT FINANCING PROVIDED BY:

FNB Bank, N.A.
Omega Bank (MRC); Swineford National Bank (PM)
Woodlands Bank (MRC)
Montoursville Borough Council
Lycoming County Commissioners
PA Department of Community & Economic Development
PA Housing Finance Agency
SEDA-COG Housing Development Corporation

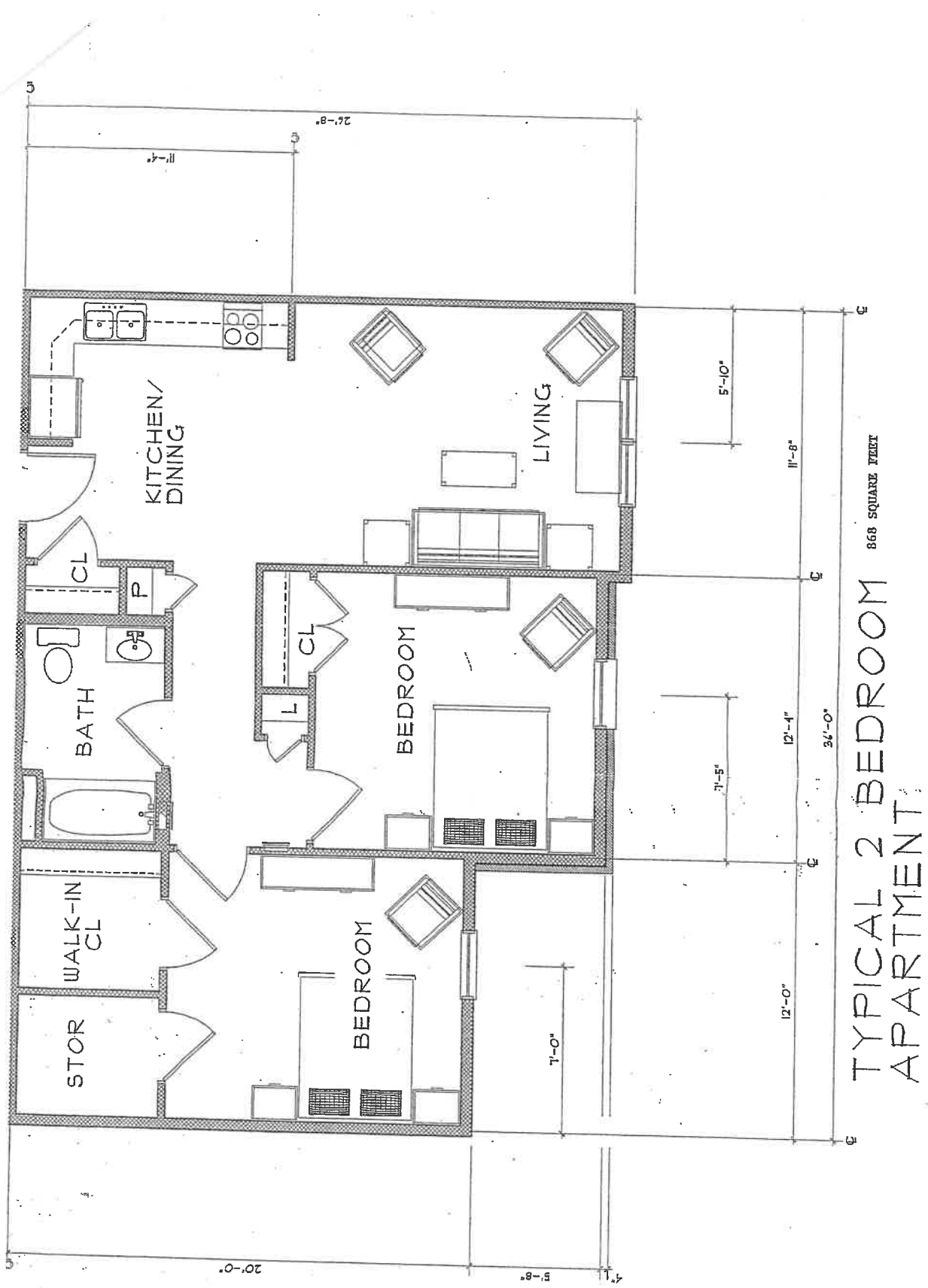


Equal Housing
Opportunity



TYPICAL 1 BEDROOM APARTMENT

1ST FLOOR 616 SQUARE FEET
 2ND/3RD FLOOR 628 SQUARE FEET

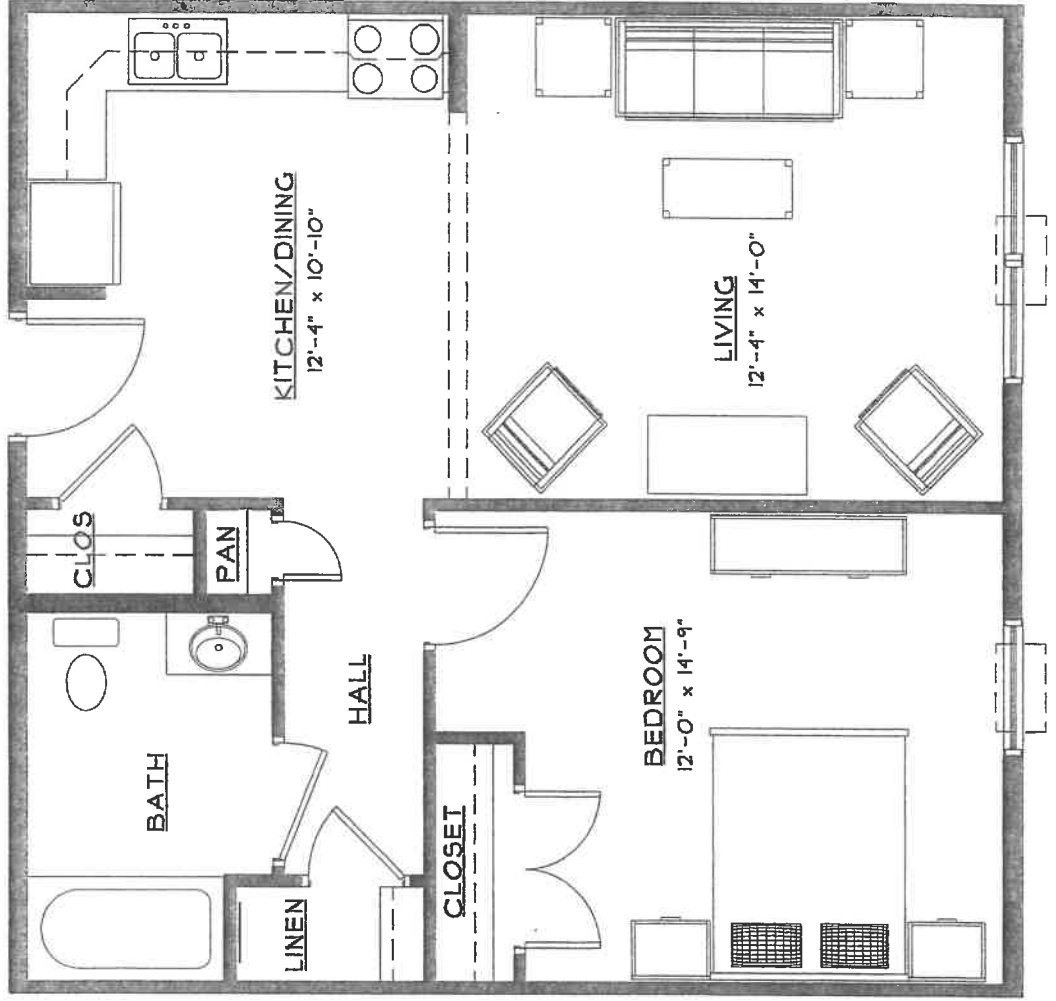


TYPICAL 2 BEDROOM APARTMENT
868 SQUARE FEET

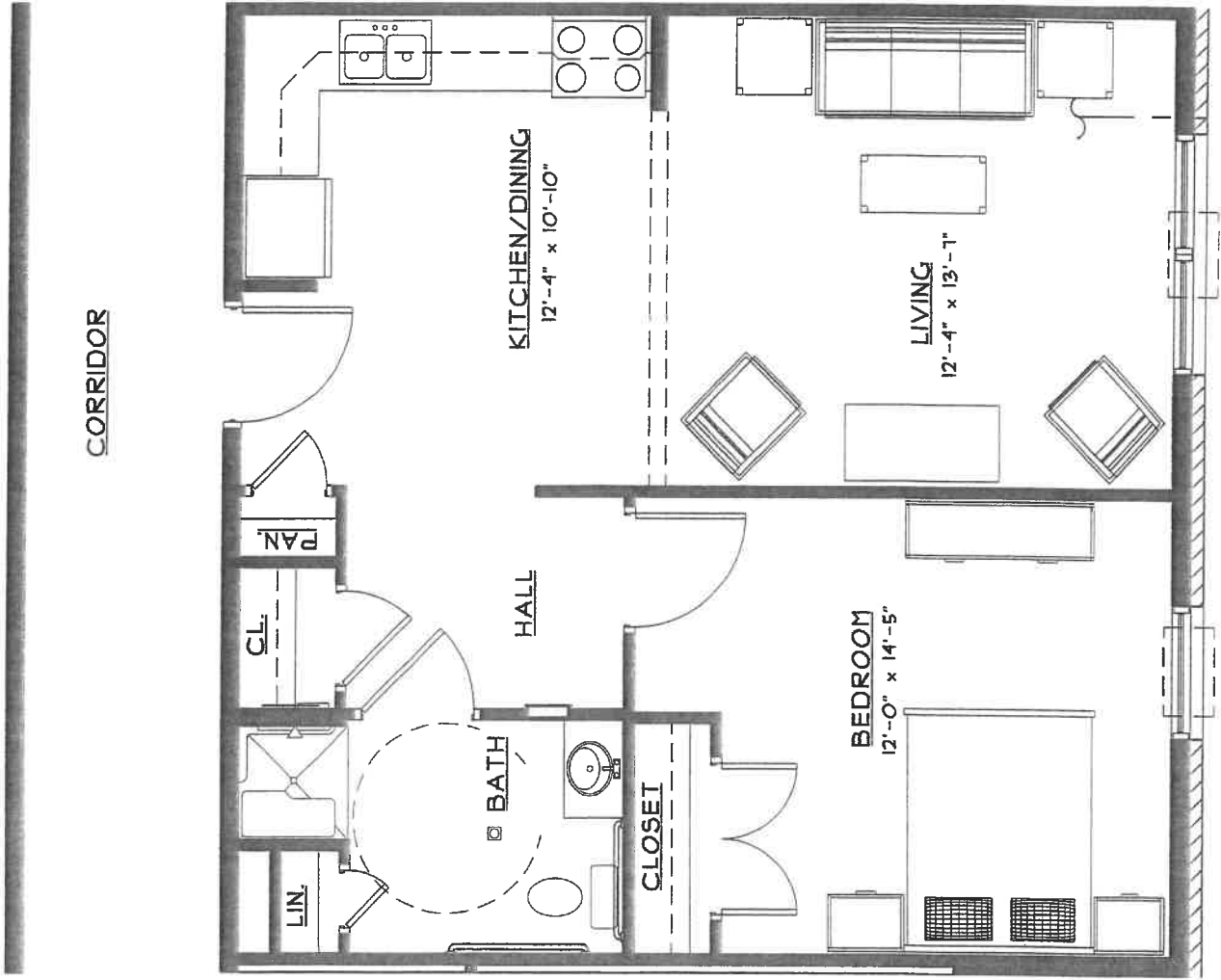
THIS PLAN IS A REPRESENTATION OF THE APARTMENT'S GENERAL LAYOUT AND DOES NOT CONSTITUTE A CONTRACT. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. THE APARTMENT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LOS ANGELES BUILDING CODES AND REGULATIONS. THE APARTMENT IS TO BE OCCUPIED IN ACCORDANCE WITH THE CITY OF LOS ANGELES HEALTH AND SAFETY CODES AND REGULATIONS. THE APARTMENT IS TO BE OCCUPIED IN ACCORDANCE WITH THE CITY OF LOS ANGELES FIRE DEPARTMENT REGULATIONS. THE APARTMENT IS TO BE OCCUPIED IN ACCORDANCE WITH THE CITY OF LOS ANGELES POLICE DEPARTMENT REGULATIONS. THE APARTMENT IS TO BE OCCUPIED IN ACCORDANCE WITH THE CITY OF LOS ANGELES DISTRICT ATTORNEY REGULATIONS. THE APARTMENT IS TO BE OCCUPIED IN ACCORDANCE WITH THE CITY OF LOS ANGELES SUPERIOR COURT REGULATIONS. THE APARTMENT IS TO BE OCCUPIED IN ACCORDANCE WITH THE CITY OF LOS ANGELES JUDICIAL BRANCH REGULATIONS. THE APARTMENT IS TO BE OCCUPIED IN ACCORDANCE WITH THE CITY OF LOS ANGELES LEGISLATIVE BRANCH REGULATIONS. THE APARTMENT IS TO BE OCCUPIED IN ACCORDANCE WITH THE CITY OF LOS ANGELES EXECUTIVE BRANCH REGULATIONS. THE APARTMENT IS TO BE OCCUPIED IN ACCORDANCE WITH THE CITY OF LOS ANGELES JUDICIAL BRANCH REGULATIONS. THE APARTMENT IS TO BE OCCUPIED IN ACCORDANCE WITH THE CITY OF LOS ANGELES LEGISLATIVE BRANCH REGULATIONS. THE APARTMENT IS TO BE OCCUPIED IN ACCORDANCE WITH THE CITY OF LOS ANGELES EXECUTIVE BRANCH REGULATIONS.

PARKSIDE MANOR
ONE-BEDROOM UNIT - FIRST FLOOR

CORRIDOR

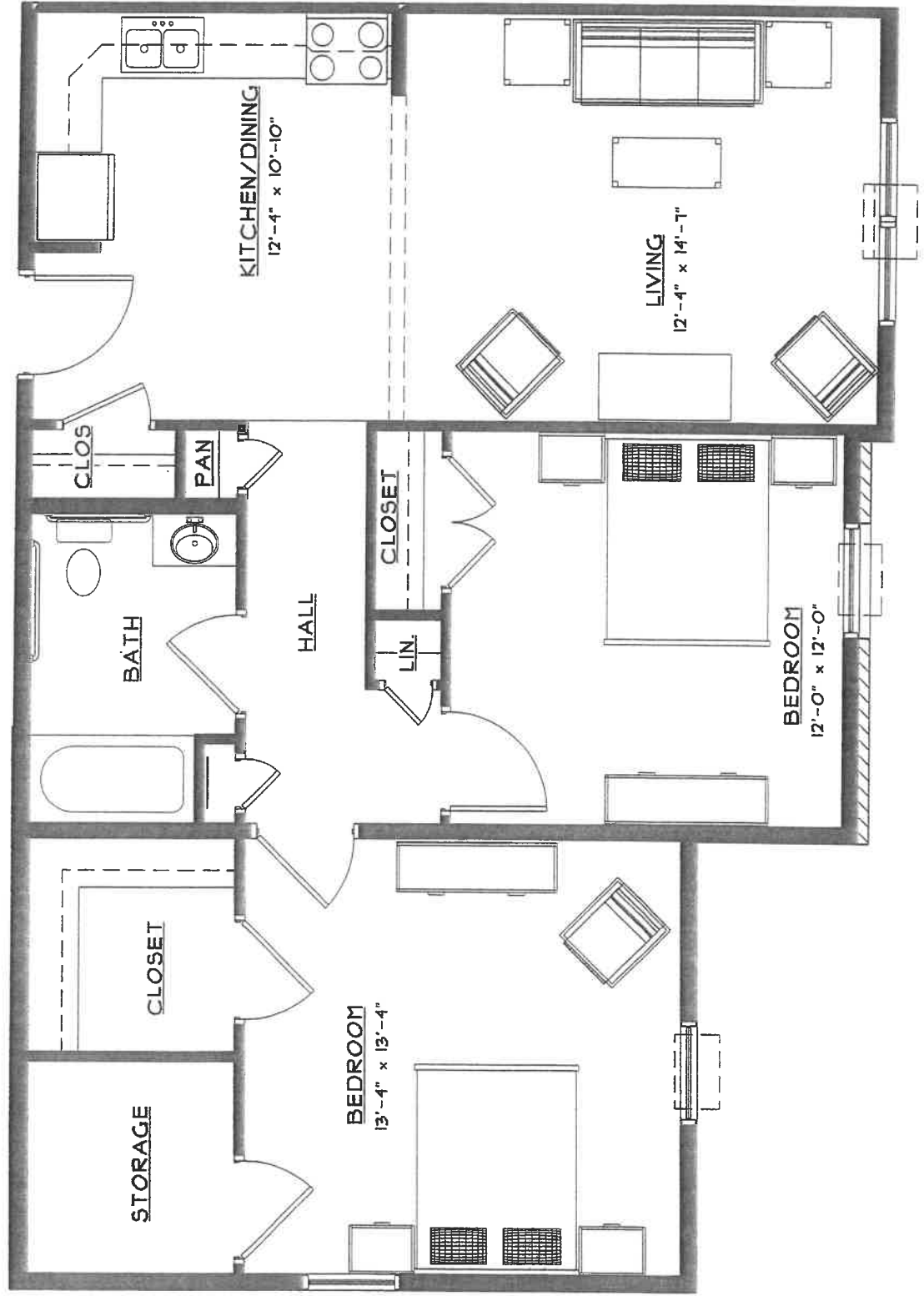


PARKSIDE MANOR
ONE-BEDROOM ACCESSIBLE UNIT



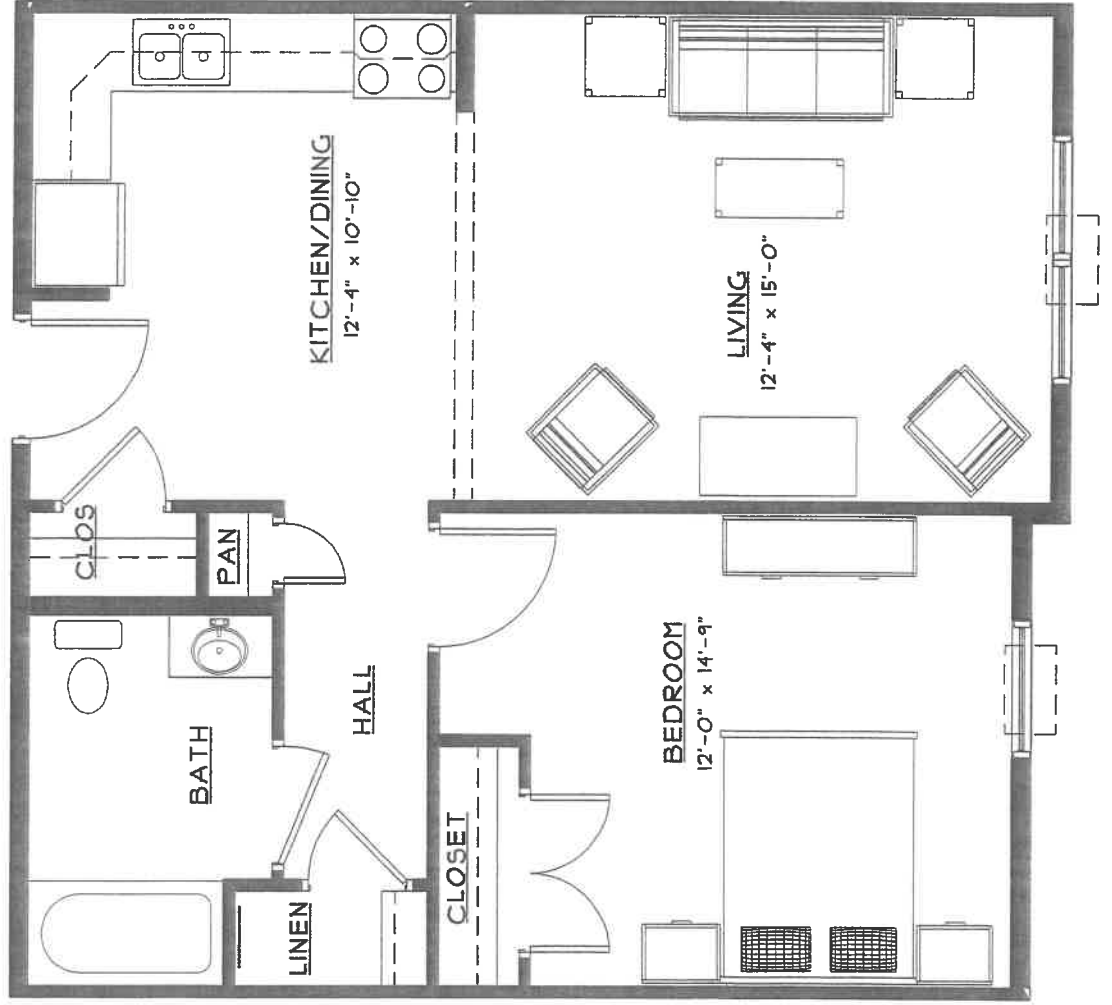
PARKSIDE MANOR
TWO-BEDROOM UNIT

CORRIDOR



PARKSIDE MANOR
ONE-BEDROOM UNIT – SECOND AND THIRD FLOORS

CORRIDOR



PREAPPLICATION FORM

Dear Applicant:

We are pleased to be able to offer you the opportunity to apply for residence at Parkside Manor or Mill Race Commons, high-quality, affordable elderly housing complexes. To make the application process run as smoothly as possible, we would appreciate it if you would take a few moments to complete the following form in its entirety.

Do you require Limited English Proficiency documents? Yes No

1. Name of household head: _____

2. Your complete address: _____

3. Home phone # _____ Other phone # _____

4. What is your birth date? _____

5. If you are requesting a two-person apartment, who else will be living here?
_____ Birth date: _____

6. What is the total gross income (before taxes) per year of all members of the household who will occupy the apartment, including employment income, income from assets, pensions, government benefits, and all other sources? _____

7. Are you or any members of your household full-time students carrying a full course load (as defined by the educational institution) for at least five months per calendar year?
 Yes No

8. Are all members of your household 62 years of age or older?
 Yes No

9. How did you hear about our facility? _____

10. Would anyone in your household benefit from an accessible unit? _____

11. If this is a two-person household, is a two-bedroom apartment required? _____

PLEASE MAIL THIS QUESTIONNAIRE TO:

**SEDA-COG Attn. Rental Housing
201 Furnace Road
Lewisburg, PA 17837**

OR FAX TO: 570-524-9190

OR EMAIL TO: rwiest@seda-cog.org

Thank you for your time and assistance.

Sincerely,

Montoursville Elderly Housing Associates and Loyalsock Creek Elderly Housing Associates

