



COURT TOWER AND MAINVIEW PROGRAM INFORMATION

The Oshkosh Housing Authority has available for rent 156 apartments at Court Tower and 110 apartments at Mainview. Persons who wish to rent an apartment must meet a number of requirements in order to be eligible as a tenant. The major requirements and a short description of the project facilities are listed below:

ELIGIBILITY

Applicants must meet all applicable income limits. Applicants may qualify either as a family or a single person. A single person is defined as someone who is at least 18 years of age and does not hold an elderly classification. The Family definition includes: (1) a single person at least 62 years of age; (2) a couple of which one must be at least 62 years of age; or, (3) a handicapped or disabled person as defined by the Social Security Act.

The term elderly family also includes two unrelated elderly, disabled or handicapped individuals living together, or one such individual living together with another person who is essential to their care or well being. Elderly, handicapped or disabled individuals will receive preference over single persons.

ASSET LIMITATIONS

There are no asset limitations. Assets include all liquid and real property including savings accounts, stocks, bonds, IRA'S, checking accounts and real estate. It does not include personal property.

In determining income for eligibility, income received from assets of \$5,000 or less shall be included. If assets are more than \$5,000, income for eligibility shall include the greater of (1) actual income from assets, or (2) 2 percent of asset value.

MONTHLY RENT & SECURITY DEPOSIT

The monthly rent is calculated at 30 percent of your gross adjusted monthly income. Deductions from your gross income for the purposes of determining your monthly rent can be made as follows:

1. \$400 elderly allowance
2. Medical expenses that exceed 3 percent of annual income and are not paid for by insurance
3. Other unusual expenses as determined by HUD regulations

A security deposit is required of each tenant. This is a one time fee and will be returned to you when you vacate your apartment less any charges for damages or delinquent rent. The amount of the security deposit is \$100.00 (*as of 6/1/09 – security deposit requirements are subject to change*).

UTILITIES

The following utilities are included in your monthly rent at no additional charge: (1) water and sewer; (2) electricity; (3) heat; (4) satellite television and, (5) garbage collection. The **tenant** is responsible for their own telephone and internet, and air conditioner if you wish to have them.

APARTMENT DESCRIPTION

Mainview and Court Tower: The individual apartments consist of an electric stove, refrigerator, living room with a dining area, full bath with tub and shower head and one bedroom large enough for two single beds or a double bed. (Efficiency apartments do not have a separate bedroom.) The floor covering is vinyl tile. Tenants may carpet their apartments as they wish. Drapes are provided. Residents are expected to keep their own apartment clean, pay their rent on time, not disturb other residents of the building and cooperate with Housing Authority staff members.

PROJECT DESCRIPTION

Mainview: Apartments consists of 103 one-bedroom apartments and 7 efficiency apartments located in a 10 story building at 530 North Main Street in Oshkosh. City buses stop at the project. A community kitchen and a lounge area are located on the second floor of the building. Laundry facilities are available. Two elevators serve all floors. Parking spaces are available for tenant's cars. Mail is delivered directly to the building.

Court Tower: A high rise building located at 100 Court Street in Oshkosh. It is 14 stories high and has 156 apartments. The first floor contains the project management office, lobby, community room, craft room, and laundry room. The remaining 13 floors contain resident apartments, 12 on each floor. The building is serviced by two elevators and all public areas are carpeted. Each floor has a trash disposal chute. A limited amount of resident parking is available in the project parking lot. Mail is delivered directly to the building.

APPLICATION PROCEDURES

Applications can be obtained the following ways:

- Access an application online at www.ohawcha.org. Mail the completed application to Oshkosh Housing Authority, PO Box 0397, Oshkosh, WI 54903
- Request an application by mail. Call 920.424.1470 and follow the menu directions. Remember to provide your name and mailing address.
- Stop in at the Oshkosh Housing Authority main office located at 600 Merritt Avenue, Oshkosh, WI and pick an application up in person.

CONTACT INFORMATION

<p>OSHKOSH HOUSING AUTHORITY MAINVIEW APARTMENTS 530 N Main St, Oshkosh, WI 54901 (920) 424-7651 (920) 424-1479 TDD Fax: 920.424.1474 www.ohawcha.org</p>	<p>OSHKOSH HOUSING AUTHORITY COURT TOWER APARTMENTS 100 Court St, Oshkosh, WI 54901 (920) 303 - 5400 (920) 424-1479 TDD Fax: 920.424.1474 www.ohawcha.org</p>
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The Oshkosh Housing Authority does not discriminate on the basis of race, color, religion, sex, age, sexual preference, national origin, familial status, or disability in the admission or access to, or treatment or employment in, it's federally assisted programs and activities.

