

## **WATERTOWER**

1531 James Street

- 24 one-bedroom units
- Two-buildings built in 1984
- Parking and entrances on both levels
- Rent \$355-\$584
- Security deposit \$355

## **St. Croix Manor**

- 24 one-bedroom units
- One story building built in 1980
- Rent is 30% of adjusted gross income, not to exceed \$485
- Security deposit is the lower of \$200 or 1<sup>st</sup> month's rent.

## **INCOME LIMITS:**

Applicants must meet the following yearly income limits:

- 1 person - \$44,800
- 2 person - \$51,200

Rent is re-examined at least once a year.

## **Prescott Office Hours**

Monday 8:30 a.m. – 12:00 p.m.  
or by appointment.

## **River Falls Office Hours**

Monday, Wednesday, Friday  
8:30 a.m. – 5:00 p.m.

Tuesday & Thursday  
8:30 a.m. – 12:30 p.m.



**WATERTOWER APARTMENTS  
ST. CROIX MANOR APARTMENTS  
PRESCOTT, WI**

**The Housing Authority of The City of  
River Falls  
Manager for Prescott Housing  
Authority**

**625 North Main Street  
River Falls, WI 54022  
715-425-7640  
715-262-3020**

**Age:**

Applicants must be at least 62 years of age or have a disability.

**Assets:**

There is no limit on the assets an applicant may have. The value of real estate is also considered an asset. Only dividends or interest earned from assets is included in the total income when determining eligibility and rent.

**Rent:**

Rent is income based and will generally equal 30% of the gross household income. Each building has minimum and maximum rents.

**Security Deposits:**

Security deposits are required before moving in. Each building has a different deposit requirement.

LEGIBLE COPIES OF CURRENT PHOTO ID AND SOCIAL SECURITY CARD FOR EACH OCCUPANT MUST ACCOMPANY THE APPLICATION.

**Amenities:**

- Cable hook up available
- Laundry facilities
- Security entrance system
- Locked mailboxes
- Utilities included in rent
- Off street parking
- Car heater plug-ins
- Income tax volunteers
- Noon meals served by Senior nutrition center at Watertown Apartments
- Community room with kitchen available to tenants for pot lucks, birthday parties, family gatherings, etc.
- Activities

**FAQ:**

**Could I qualify for housing if I have substantial assets in savings, stocks or bonds?**

Yes – When reviewing for eligibility, we count all sources of income, such as wages, social security, pensions, disability compensation, etc. We count only the interest from assets in stocks, bonds, savings, etc.

**If I sell my home what happens?**

The home is an asset. When you sell it, we require a settlement sheet that tells the selling price of the home, and it also shows the expenses, such as broker fees, taxes, unpaid mortgage balance, etc. We subtract these from the sale price to arrive at the actual asset value. You may invest your assets as you choose.

**Is it correct that you cannot count assets in an Irrevocable Trust?**

Yes-However, we must count any money given on your behalf, from trust. For example, the trust paid for your medical insurance of \$800.00 a year. We include the \$800.00 as income. If the trust paid for a new car and it's in your name we count the amount the trust paid for the car.

**If my partner becomes unable to live in our home and must reside in a care center how is the rent calculated?**

You have options. You may either keep your partner on the lease and count that persons income and expenses, or you may choose to take them off the lease and not count their income or expenses.