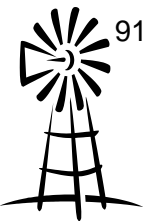


WINDMILL PLACE



914 S. Main St; River Falls, WI

Managed By:
The Housing Authority of
The City of River Falls
625 North Main Street
River Falls, WI 54022
715-425-7640 / 715-262-3020



Windmill Place is a new apartment building for active adults age 55+. The building has five (5) one-bedroom apartments and nineteen (19) two-bedroom apartments. Five apartments are fully accessible for persons with mobility and sensory issues.

Home Features:

- No smoking
- Patio
- Fully equipped kitchen
- Rich oak cabinetry
- Washer and dryer in home
- Decorator mini blinds
- Cable and internet ready
- Zone controlled heating & cooling
- Controlled access entry
- Storage space in home
- One small pet welcome
- Underground heated garage
- Elevator service to all floors
- Auditory and visual smoke alarms

Rent is on a sliding scale as determined by household income. Verification of income including wages, pensions, IRA's, Social Security and interest/dividends are required.

Tier 1: \$391 - \$469 Rent

1 person household income maximum
\$16,690
2 person household income maximum
\$19,410

Tier 2: \$539 - \$646 Rent

1 person household income maximum
\$22,640

2 person household income maximum
\$25,880

Tier 3: \$650 - \$725 Rent

1 person household income maximum
\$28,300

2 person household income maximum
\$32,350

Tier 4: \$725 Rent

1 person household income maximum
\$33,960

2 person household income maximum
\$38,820

Tier 5: \$720 - \$800

1 person household income maximum
\$43,050

2 person household income maximum
\$49,200

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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 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 or count that persons income and expenses, or you may choose to take them off the lease and not count their income or expenses.

Available Services

- Live-In Resident Assistant
- Newspaper delivery
- Mail delivery and pick up
- Income Tax volunteers
- Community room available to tenants for pot lucks, birthday parties, family gatherings, etc.
- Tenant business center equipped with a computer, printer & fax machine.
- Other resource referrals for home care providers, meals on wheels, nursing services and cleaning services.

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