

Raven Landing Housing



2016



Susan Motter, General Manager 907-328-5458
Susan@RavenLanding.org
949 McGown Street, Fairbanks, AK 99701
Business Office: 907-328-5454
Owned and operated by:
Retirement Community of Fairbanks Inc.
a 501(c)(3) corporation Tax ID number 20-1253962.
(907) 328-5458 retirement@ravenlanding.org 06.22.2016





Inquiry Form and Wait List Packet

Our Mission:

Raven Landing is a dynamic residence for Fairbanks seniors where diversity, security, healthy living, independence, and mutual assistance are core values, and a vibrant community center for Fairbanks area events and senior activities.

We're excited that you are interested in Raven Landing! We love our town and we don't want to leave. It gets more difficult as time goes by to take care of all of the responsibilities of homeownership. Raven Landing provides for relief from all of those responsibilities. Most importantly Raven Landing provides a safe, secure, beautiful campus with a wide variety of social activities, delicious food, and peace of mind.

When folks come to visit Raven Landing, they are impressed by the friendly residents and staff. We have fun here at Raven Landing, and we invite you to come live with us. You'll appreciate the way we take care of our campus and each other.

*Visit with us soon, tour our campus, and sign up to come live with us.
You'll be delighted by Raven
Landing. "This is Home!"*

Visit our website: www.RavenLanding.org



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Raven Landing Senior Community

*A Community for seniors 55 and older
Corner of McGown and Cowles Streets
Convenient Secure Friendly*

Apartment features:

- Large living room
- Bath with roll-in shower
- Full modern kitchen
- Washer/dryer hook up
- Large balcony or patio
- Handicapped accessible
- Small pets allowed
- Storage Closet
- Carport or Head Bolt Plugin if needed



Building features:

- Elevator
- Laundry room
- Large common room for relaxation, entertainment, or meals
- Secured entry with audio/video identification of visitors
- Sprinkler system and smoke alarms

Rent and Amenity Monthly Fees:

- Studio \$975/month
- One bedroom \$1390/month
- Two bedroom \$1825/month
- Amenity Package: Single
\$730/month
- Additional Persons:
\$420/month
- Garage \$150/month; second
parking space \$50/month

Amenity Fees Include:

- Local Phone Service;
- Wireless Internet Service;
- Basic Cable Service
- Six Meals a Week
- Light Housekeeping
- Emergency Call System
- Maintenance and Grounds



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Raven Landing Senior Community

Raven Landing is a great community of friends and neighbors; we have fabulous food and lots of activities of every sort. Our facility is fully compliant with the requirements of the Americans with Disabilities Act, and we welcome a diverse and vibrant group of seniors.

Because we are a senior community, and because our mission is based on core values including mutual assistance, we occasionally find that we are perceived as offering services for which we are not certified to provide.



We do not offer any assisted living or nursing services. Some residents have hired in-home care through local agencies, which they are welcome to arrange on their own. (One such agency leases space in our Community Center, but there are several.) We strive to be as accommodating as possible, and to provide security in a healthy environment. We provide housekeeping, six meals per week, maintenance, and all sorts of events and activities in the Community Center, but we do not have a nurse or aides on our staff. In no way can we be construed as an assisted living, nursing home, or a residence where one goes “when they

need it”.

We enjoy our freedom to live independently and encourage our residents to join us while they are able to contribute to a warm and vibrant community.



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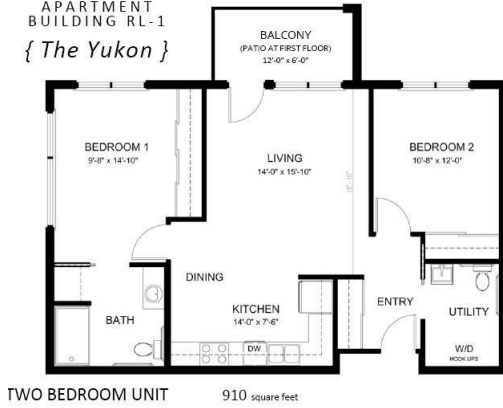
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APARTMENT BUILDING RL-1
 { The Yukon }



APARTMENT BUILDING RL-1
 { The Chena }



Floor Plan of a Two Bedroom Apartment

Floor Plan of a One Bedroom Apartment



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Cost Comparison Sheet

See how your current costs compare to what it would cost for you to live at Raven Landing

Monthly Expenses, Services, Amenities in Fairbanks	Fairbanks Estimated Monthly Cost	Your Cost at Raven Landing
Monthly Mortgage or Rent*	\$1,000	
Homeowners Insurance	\$125	Renter Insurance required
Electricity	\$250	included
Heat	\$400	included
Sewer, Water	\$75	included
Trash pickup	\$25	included
Maintenance (plumbing, heating, painting, etc.)	\$150	included
Appliance, Furnace, Roof, Flooring, Window replacement	?	included
Lawn care, landscaping	\$30	included
Snow removal	\$20	included
Property taxes	\$75	included
Telephone	\$40	included
Internet	\$60	included
Cable TV	\$60	included
Light housekeeping	\$150	included
Security/24-hour emergency call system	\$50	included
Sprinkler and fire protection system	\$30	included
Six meals per week	\$275	included
Social activities, Exercise, Educational Symposiums	?	included
Peace of mind	?	included
	Fairbanks average	Raven Landing
Monthly costs including services	\$2,815	\$1990-2875



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What do I do if I'm interested in living at Raven Landing?

Review the Wait List Agreement packet.

- + Complete the Inquiry for Senior Housing.
- + Sign up to be on the Wait List by submitting the Wait List Agreement.

The Raven Landing Wait List is divided into **Market Rate or Low Income Unit**, and **Active and Inactive**. If you sign up for the Active List, you will be called as your priority number comes to the top of the list with notification of a vacancy, and you will be expected to move in within a month or so.

To be placed on the wait list:

- Complete the Inquiry for Senior Housing
- Submit the Wait List Agreement with the appropriate fee for the MR or low income unit wait list. The Market Rate wait list fee is \$100.
- Indicate whether **Market Rate or Low Income Unit; Active or Inactive List**
- Note - You can request to change these choices at any time

As your name comes up in priority on the **Active List**, you will be asked to submit your application for pre-approval.

- + Application for Residency form, with the appropriate fee for Market Rate or Low Income Unit Program. The Market Rate non-refundable application fee is \$75 per unit.*
- + Letter of Intent to Lease Form, appropriate fee for Market Rate or Low Income Unit. The Market Rate escrow deposit is \$2000**. These funds will be credited to move-in invoices.
Financial Resources Form (with backup information). Low Income Unit applicants will be required to complete income certification per HUD rules. Security deposit for RAP is equal to one month's rent and can be paid over time.
- + Background check Form
 - * Application form must be submitted by each applicant.
 - **The \$2,000 deposit is refundable under certain conditions.

Once your application is completed, it will be reviewed by the Admission Committee.

When a vacant apartment of the selected size is offered to you, it is expected that you will proceed to sign a lease within three weeks and complete the move-in process within 60 days. Lease signing and move in dates will be coordinated with the General Manager.

If you are *not* ready to take an apartment when contacted, your name will return to the Inactive List for 90 days, at which time you may ask to be placed on the Active List again.

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Inquiry for Senior Housing: Raven Landing Senior Community

Thank you for your interest in obtaining housing with Raven Landing Senior Community.

We now have 89 market-rate studio, one, and two bedroom apartments and 6 affordable low income units with different qualification requirements for which you may be eligible. If you are interested in more information about our senior community and specific eligibility, please complete the inquiry form on the back of this form and return it to us in person, by fax, email or postal service.

Once your information is received it will be forwarded to the General Manager. Please feel free to contact us with any further questions you may have about our wait list and application processes. We look forward to assisting you in meeting your senior housing needs.

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EQUAL HOUSING
OPPORTUNITY

Inquiry for Senior Housing: Raven Landing Senior Community

"All persons will be treated fairly and equally without regard to race, color, religion, sex, familial status, handicap/disability, national origin, source of income, sexual orientation, gender identity, or marital status."



Household Information: Please print clearly in ink					
Date	Name: Please Print (First, Middle Initial, Last)	M/F Mark box if you do not wish to respond <input type="checkbox"/>	Date of Birth Head of Household Only	Household Size: Number of people that will reside in the unit	Unit Size:
					Studio:
Current Address: Street				One Bedroom	
City, State, Zip			Email:		Two Bedroom
Daytime Phone:			Evening Phone:		
Additional Contact Information: Children or Friend					

Please indicate how you heard about us by checking all that apply below:

<input checked="" type="checkbox"/>	Newspaper	<input checked="" type="checkbox"/>	Internet	<input checked="" type="checkbox"/>	Telephone Book
<input checked="" type="checkbox"/>	Resident (current or former)	<input checked="" type="checkbox"/>	Drive by	<input checked="" type="checkbox"/>	Case Worker
<input checked="" type="checkbox"/>	Vendor	<input checked="" type="checkbox"/>	Housing Organization	<input checked="" type="checkbox"/>	Religious Organization
<input checked="" type="checkbox"/>	Senior Center	<input checked="" type="checkbox"/>	Friend or Relative	<input checked="" type="checkbox"/>	Other:

The following questions are required in order to determine if an applicant is eligible for a set aside unit. HUD income verification required for all set aside units.

Income: As a single person is your income less than \$46,000/year? Circle one: Yes or No	
Income: As a couple is your income less than \$52,550/year? Circle one: Yes or No	
Yes <input type="checkbox"/>	No <input type="checkbox"/> Is any member of the household permanently disabled?
Yes <input type="checkbox"/>	No <input type="checkbox"/> Do you require any special housing needs as a result of the handicap or disability?

All Units at Raven Landing are wheelchair and handicapped accessible.

Signature Clause

By signing below I understand that I am agreeing to be contacted with further information from the property that Retirement Community of Fairbanks manages. I further agree that this form is only a request for further information and will not change my current obligation to Raven Landing.

Signature of Head of Household:

Date:



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Wait List Agreement: Return with Fee

Received
Date _____
Time _____

The Enrollee,

Name: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone _____
 E-mail _____

And: RETIREMENT COMMUNITY OF FAIRBANKS, Inc. ("RCF"), an Alaska nonprofit corporation

Agree that:

- The Undersigned has paid to, and RCF acknowledges, receipt of the Wait List fee in the amount of One hundred Dollars (\$100). As of June 20, 2014, this Wait List fee is nonrefundable. **Specific Program fees may vary.**
- In return for the Wait List fee, RCF agrees that the Enrollee shall have the right, but not the obligation, to lease one (1) rental unit at Raven Landing Senior Community.
- This Wait List Agreement places Enrollee on a Raven Landing Wait List as of the date signed by RCF below. The Enrollee agrees that this agreement does not assure the Enrollee of any specific lease or rental rate for the rental unit, but only preserves the Enrollee's right to lease the unit, subject to the other terms of this agreement, for the then-current fair market rental value of that unit.
- On the death or disability of the Enrollee, RCF will cancel this agreement, but the Wait List fee will not be refunded.
- When apartments are due to become available RCF shall give the Enrollee written notice **and application directives and forms**, provided the Enrollee is on the Active wait list. Returned application forms shall be reviewed by the RCF Admissions Committee and applicants will be accepted in the order of priority established by the Wait List.
- Neither the Enrollee nor RCF may assign, transfer or otherwise convey this agreement to another person without the written consent of the other.
- Choose one (Type of Rental Program):**

MARKET RATE WAIT LIST; Neighborhood Stabilization Low Income Unit List; OR BOTH WAIT LISTS.

I (we) wish to be placed on the above checked Rental Program Wait List. If choosing Both Wait Lists, I agree to pay all application fees until that time when I (we) are proven eligible for the NSP Low Income Unit Program.

Choose one (Active or Inactive Wait List)

ACTIVE WAIT LIST: for a 1 bedroom; 2-bedroom, or Studio Apartment

I (we) wish to be placed on the ACTIVE wait list. This means that I (we) will be in a position to sign lease documents within three weeks of notification. Move in must occur within 60 days of lease signing. RCF will contact me when an apartment of the size indicated becomes available. NOTE: If you choose not to apply for this apartment, your name will be moved to the INACTIVE list for 90 days, at which time you may request to be moved back to the ACTIVE wait list.

INACTIVE WAIT LIST I (we) wish to be placed on the INACTIVE wait list. When I am ready to consider a move to Raven Landing I will let RCF know that I want to be placed on the ACTIVE wait list.

Enrollee _____ Date _____
 Enrollee _____ Date _____
 Additional contact: _____ Relationship _____
 Phone _____ Email _____
 Retirement Community of Fairbanks, Inc. By: _____ Date _____

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