

**HOLY FAMILY TERRACE
611 STATE STREET
NORTH ADAMS, MASSACHUSETTS 01247**

39 total units
28 One Bedroom (3 handicapped accessible)
10 Studio
1 Two bedroom (Resident Managers unit)

ELIGIBILITY GUIDELINES - Applicants must be at least 62 years of age, or in need of an accessible unit in accordance with the requirements set forth for HUD 202 projects and must fall within the income limits as listed below.

INCOME LIMITS - (maximum annual income allowable, effective (12/1/2012)

One Person \$28,700 * Two People \$32,800

*For studio apartments only, applicants may have income up to \$43,700

Income includes social security, SSI, pensions, wages, alimony, interest, dividends, and 2% of all non income producing assets or assets disposed of for less than fair market value. There is no asset limitation.

RENTS - Rents are based on 30% of monthly income with allowances for ongoing medical expenses and electricity. Heat, hot water, and appliances are included in the rent.

APARTMENT & BUILDING FEATURES - Holy Family Terrace is newly constructed, completed in September 1991, it is located on the west side of North Adams, adjacent to Holy Family Church at the foot of Mt. Greylock. Downtown North Adams or Williamstown is within a short bus or car ride.

There is an on site resident manager and maintenance person. There is space for medical screenings such as blood pressure, flu clinic and other medical clinics. A furnished community room with a kitchen is provided for the tenants use. There is also a coin operated laundry room on the main floor. The building is equipped with an intercom system and locked entry doors. Each apartment contains an emergency pull cord system, heat and smoke detectors for added safety and security.

PETS - Pets are allowed in accordance with Berkshire Housing's pet policy.

RESIDENT SERVICE DEPARTMENT - A Resident Service Coordinator is on staff at Berkshire Housing to assist residents with assessment and provide coordination of needed services for a healthy, safe and happy living environment.

WAITING LIST SELECTION - Waiting list selection will be done on a first come first serve basis in accordance with date and time of application.

Apartments are rented without regard to race, color, religion, sex national origin, handicap or familial status. Federal law prohibits the discrimination against individuals with handicaps. Upon request, reasonable accommodations will be made to rules, policies, practices and services making them accessible and permit assistive animals when they provide tenants with equal housing opportunities.

For information on availability, please call Berkshire Housing at 499-1630 or the resident manager at 662-2017