



Where is Trillium Landing Senior Apartments?

Trillium Landing is conveniently located at 3039 Clinton Drive, Juneau, AK 99801. Trillium Landing is a 49-unit, adult 55+ affordable housing community of studio, 1 and 2 bedroom apartments for households making between 50% - 60% of the area median income. Trillium Landing also has non-income restricted units available for market rate households.

To live at Trillium Landing each household member must pass the background screening and income qualify for the units based on the income levels set aside by the property funders.

Who should apply?

We encourage all people, 55 years of age and older to apply, regardless of race, color, creed, religion, national origin, sex, disability, ancestry, use of a service animal, ethnicity, gender, marital status, sexual orientation, and status with regard to public assistance, or retaliation.

Is there an Interest List?

Yes. An Interest List application is available on the Quantum Management Services, Inc. website at www.quantumms.com/juneau-ak/trillium-landing; by requesting a copy by email to management at Trilliumlanding@quantumms.com or by calling management at 907-523-0398.

By filling out an Interest List application, we will be able to determine if your household will meet the age and income guidelines set forth for Trillium Landing.

When can I return the application?

Interest list applications are currently being accepted and will be processed in order of receipt by:

By Email: Trilliumlanding@quantumms.com
By Fax: 907-782-4086
By Mail/drop-off: Trillium Landing 3039 Clinton Drive Juneau, AK 99801

- Screening Application. The screening application will be required for all applicants and will include credit, criminal and landlord reference checks. **Please note that a screening fee of \$40 per person will be due at the time of the application intake.**
- Tenant Information Questionnaire. Each household member occupying the Trillium Landing apartment will need to submit a separate screening application and Tenant Information Questionnaire(TIQ). Payment for the screening of \$40 per person must be paid in full (check or money order only, no cash) in order to submit the application packet for processing.

Do I need to bring anything when I return my application?

Yes. As you complete the Tenant Information Questionnaire, any sections that are marked "YES" will be required to be verified. To speed up the process, please be sure to enclose copies of the following information/ documentation that applies for each household member:





- Screening fee of \$40 per person (**check or money order only, no cash**)
- A **copy** of driver's license and social security card.
- Any pension/annuity/VA award letters. In the absence of an award letter, you will need to bring us the address of the agency, which we will need to complete a verification form.
- Current paystub and contact information for ALL employers.
- If Self-Employed, a signed copy of last year's federal tax return, including all schedules.
- If receiving Social Security/SSI, unemployment, disability or any government assistance, a copy of the **2017** award letter from the agency informing the applicant what their benefits will be for the next year.
- Native Benefits, provide award letter.
- A **copy** of your most recent statement of investments: IRA; CD; 401K; Money Market funds; etc. This statement must include the account number, and address of the bank.
- A **copy** of any real estate contracts for sale or rental that identifies the term, the amount and the interest rate. An amortization schedule if available would be helpful. Closing statement if the real estate had been bought or sold with the past two years.
- On-going gift statement(s).
- Record of divorce decree and alimony payment if applicable.
- Verification of any assets that have been disposed of over the past 2 years for less than market value.

The process of verification may take up to several weeks to complete. Once it has been determined that your household is income qualified to reside at Trillium Landing, management will notify you and schedule your move in date.

Please do not give notice to your landlord until you have received final notification of acceptance from management that you have been approved for occupancy through the income qualification process.

How is my application processed?

Once returned, management will begin to review the application packets and submit the screening applications to the screening company. If it is found during the screening process that your household is not qualified for Trillium Landing, management will notify you in writing as soon as possible and indicate the reason for such denial.

If management is unable to move forward with your household due to the volume of applications received, you will receive a letter stating that you have been placed on the Trillium Landing Interest List.

Are there application preferences?

To better meet the needs of community members and prospective residents, Trillium Landing provides preferences to mobility and sensory impaired applicants, formerly homeless persons,





veterans and Section 8 Voucher holders. This means that applicants with preference have their applications considered before those that do not. Having preference affects the order in which your application is considered—it does not determine whether or not you will receive housing. All applicants have to meet the age and income requirements, regardless of their preference status.

What if I or a family member has a criminal record?

Trillium Landing will screen an applicant’s criminal history, however, no applicant will be automatically barred from receiving housing because of his or her criminal background, except as mandated by federal law. A criminal record does not automatically mean you or a family member will be denied housing, you are welcomed and encouraged to apply.

What if I am married, but my spouse will not be residing with me in the unit?

Unless the separation is verified, your spouse’s income (if any) will be included in the calculation of your household income. This will be reviewed on a case by case basis.

What if I am out of town and can’t apply in person?

Our staff will process your application via scan, fax and/or mail, if necessary.

How big are the units?

Trillium Landing includes Studio, 1 and 2 bedroom apartments ranging in size from 460 square feet to 1,145 square feet.

Are there any handicap apartments available?

Yes. Trillium Landing has units available for households with mobility and/or sensory impairments that require the features of an accessible unit.

What are the income limits for the area?

The following income guidelines are set by HUD and released by Alaska Housing Finance Corporation for all residents, based on the 2017 limits for the Juneau area **(and are subject to change annually)**. These limits reflect the current maximum amounts of household income for residents and are updated on an annual basis by HUD. If your household income exceeds these guidelines at initial occupancy, you will not be eligible for residency in a LIHTC affordable unit. Although, there is no income restriction on market units. Ownership of Trillium Landing has the legal responsibility to ensure that all residents comply with the income limits at the time of move-in and are required to annually re-certify each household before the household’s anniversary date of occupancy.

2017 Limits – subject to change annually:

	1 Person	2 People	3 People	4 People	5 People
60%	\$ 42,660	\$ 48,720	\$ 54,840	\$ 60,900	\$ 65,820
50%	\$ 35,550	\$ 40,600	\$ 45,700	\$ 50,750	\$ 54,850





What are the rents for Tax Credit affordable units?

The rents for Trillium Landing are set by HUD each year and are based on the 2017 data received:

2017 Limits – subject to change annually:

	Studio	1-Bedroom	2-Bedroom
Market		\$ 1,200	\$ 1,500
60%		\$ 1,004	\$ 1,196
50%	\$ 787	\$ 813	\$ 967

What are the rent amounts?

- Studio \$787
- 1 Bedroom \$813 - \$1,200
- 2 Bedroom \$1,196 - \$1,500

What types of deposits are required?

Holding Deposit/Security Deposit:

The Security Deposit for the Trillium Landing units will be **\$500** for each unit size. However, Management will require all applicants to provide a Holding Deposit in the amount of **\$300** and to sign a holding deposit agreement once it has been determined the household is income and age eligible for residency. At the time of occupancy, the holding deposit will convert to the household’s refundable security deposit and the balance of the security deposit will be due.

In the event the household is qualified to move into the property, but the household decides to withdraw their application, the holding deposit will be retained by management and not refunded to the applicant. In the event the household is not qualified to move into the property or there is an extended construction delay, the holding deposit will be refunded.

Pet Deposit:

Pets are allowed at Trillium Landing, but there are some limitations. A pet policy is available for review from Quantum Management Services. Only common household pets are allowed and is defined as: small birds confined to cages, tropical fish in tanks no larger than 20 gallons, cats and dogs. No more than **one pet per unit** and a pet deposit of **\$300.00** will be required by each tenant keeping a cat or a dog in his or her dwelling unit. Management will allow only one dog up to **45 lbs**. Violation of any of the pet policies may be grounds for removal of a pet or termination of the pet owner’s tenancy or both.





I'm thinking of going back to school full-time, do I still qualify?

It depends. Due to its financing, Trillium Landing has eligibility restrictions for full-time students at the time of initial occupancy or at **any time** during the household's occupancy. A unit may be occupied by a full-time student if at least one member of the household is not a full-time student. In general, a unit cannot be occupied solely by full-time students, however, there are exceptions to the rule. See management with any questions.

What is the occupancy policy for Trillium Landing?

Trillium Landing's Occupancy Policy allows for 2 persons per bedroom plus one or:

- Studio = 2 household members
- 1 bedroom = 3 household members
- 2 bedroom = 5 household members

Can I add a live-in aid?

Yes. The person must be screened for criminal history. If approved, they will sign the Trillium Landing Rules and Regulations Agreement. A live-in aid is not a part of the household, and therefore will not sign the lease, or have tenant rights at the property.

I'm not ready to move yet – can you keep my application on file?

Yes. Trillium Landing will continue to accept applications for housing once the building is initially filled. For all applicants not able to move in during the initial intake, management will place your name on the Trillium Landing-wide interest list on a first come, first served basis.

Can I conduct business from my unit?

No.

Can I make alterations to my unit?

No. Alterations to the Trillium Landing apartments are not allowed.

Is Trillium Landing Heights a Smoke-Free Community?

Yes. Trillium Landing offers all residents a smoke-free living experience.

May I have a pet?

Yes. One pet is allowed in each unit at Trillium Landing upon signing a pet agreement and paying the required deposit. In the amount of \$300.00.

Is there on-site parking?

Yes. Trillium Landing offers on-site parking on a first come, first served basis.

What is included in rent?

- Hot water, water, sewer, garbage and snow removal.





What are the property's other amenities?

Trillium Landing offers all residents:

- Wonderful Vintage Park location with easy walking to shopping and services
- Dawson Construction built community
- Spacious lay-out with a modern design
- Floor to ceiling windows in many unit showcasing both views of the Mendenhall River and the territorial mountain range
- Energy efficient appliances including dishwasher and washer/dryer in every unit
- Handicap Accessible Units with walk-in showers available in some units
- Community Room with kitchen and back porch with wonderful views
- Work out facility
- Secured access entry with heated sidewalks
- Elevator access to upper floors
- Garbage chutes on each floor
- On-site parking available
- Snow removal
- Smoke-free property
- Electric Heat

