



VALDEZ SENIOR LIVING APARTMENTS



Cordes Development partnered with the City of Valdez to construct the Valdez Senior Living Apartments. This newly constructed senior apartment community serves Valdez-area seniors and is conveniently located on East Hanagita Street near the Valdez Senior Center and the Providence medical campus. Valdez Senior Living Apartments is an independent living community with all the features you're looking for in senior housing without the responsibilities of upkeep and maintenance.

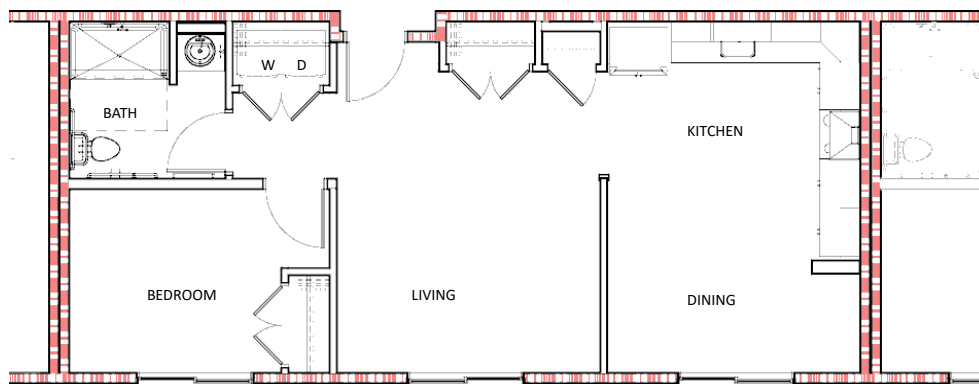
These attractive and spacious one and two-bedroom apartment homes include all appliances including dishwashers, in unit washers and dryers, storage units, indoor and outdoor gathering spaces, elevator, and convenient open and covered parking.

When will it be ready to move in?

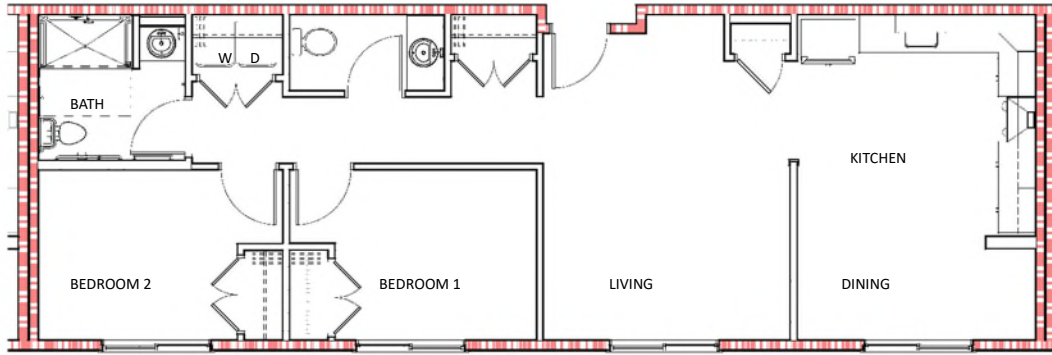
Valdez Senior Living Apartments are scheduled to open in February/March, 2024, barring any unforeseen delays. We expect to have a model unit available for viewing in January 2024.

What do the apartments look like?

The one and two-bedroom floorplans offer spacious living and views of the surrounding area.



TYPICAL 1 BEDROOM



TYPICAL 2 BEDROOM

Who can live there?

The Valdez Senior Living Apartments serves households with at least one person aged 55 or more. Some apartment homes will be reserved for residents who require features to accommodate mobility restrictions, and apartments with features for hearing and visual impairments will be available. Homeless and veterans will be given preference on the wait list. Although households with subsidized rental assistance are welcome at the complex, this is not a HUD project. This is a project that is built by Cordes Development with financing from Alaska Housing and also supplemented by the City of Valdez and private funding.

How much does it cost to live there?

You'll be pleasantly surprised when you compare what it costs to maintain your present home with what it costs to enjoy the amenities of Valdez Senior Living Apartments. Qualified households will enjoy lower rents due to rent and income restrictions. One-bedroom rents are \$972, and two-bedroom rents are \$1,160.

Security deposits equal to one-month's rent will be held in escrow. They will be returned at the end of tenancy assuming no outstanding obligations, including unpaid rent and/or damages. Payment plans for security deposits are available upon request.

Are there any other costs?

Heat, water, sewer, trash and snow removal are included in the monthly rent. Each household will pay for its electricity, internet/cable and phone service.

What about maintenance and other services?

Our staff and contractors provide lawn care, snow removal and general maintenance services. Although in-unit cleaning is not provided, our staff can assist in coordinating these services with you. By removing most routine responsibilities of home ownership,

you will have more time and freedom do more things, go more places, spend more time with family, visit more with friends and just generally live a better life.

How do I qualify?

Each qualified household must:

- Contain one person at least 55 year of age or older
- Meet background and credit standards
- Have verified household income that meet the following limits:
One-person household \$39,150; two-person household \$44,750; and a three-person household \$50,350.

There is no limit of the amount of household assets, and some income sources are not counted based on certain circumstances. All applicants will work with our staff members as you are guided through the qualification process.

Please call to identify eligibility.

To review your qualification circumstances and get you name on the waitlist, contact our manager Toni Emerald at (907) 835-2603 or valdezseniorapartments@gmail.com. Toni is the local Valdez representative representing the property management company North Star Management.

The Valdez Senior Living Apartments offer an opportunity to simplify your life and focus on the things you enjoy. Life here can be the beginning of new-found freedom. To find out more and to review your qualification circumstances, we invite you to contact Toni Emerald at (907) 835-2603 or valdezseniorapartments@gmail.com.



Professionally managed by North Star Management