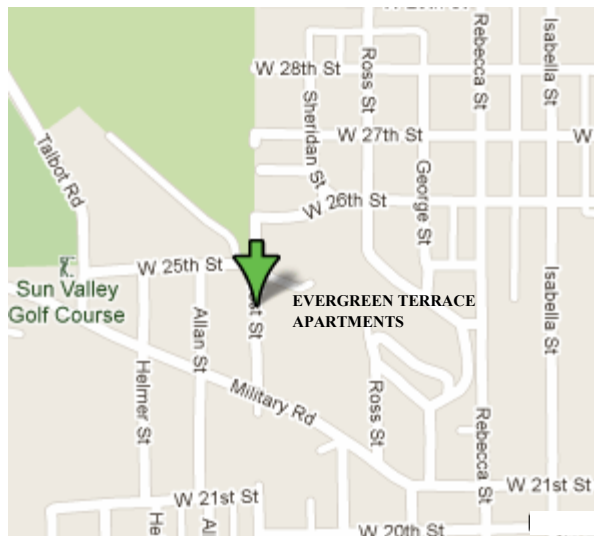


## DIRECTIONS:



**TURN NORTH OFF OF WEST 21ST STREET ONTO WEST STREET (BY HOLY SPIRIT RETIREMENT SIGN)**

**THE COMPLEX IS LOCATED ON THE EASTSIDE OF WEST STREET AT THE TOP OF THE HILL. TURN RIGHT INTO PARKING LOT.**

**COMPLEX PHONE NUMBER:  
(712) 258-0508**

**FOR AN APPLICATION  
PLEASE CONTACT:**



**Connections Area Agency on Aging**

2301 Pierce Street  
Sioux City, IA 51104

Phone: 712-279-6900  
Toll Free: 800-432-9209  
Fax: 712-233-3415

Website: [www.connectionsaaa.org](http://www.connectionsaaa.org)  
Email:  
[siouxlandcaaaa@connectionsaaa.org](mailto:siouxlandcaaaa@connectionsaaa.org)

## EVERGREEN TERRACE APARTMENTS



**GREAT VIEWS...CITY LIVING  
WITH A COUNTRY  
ATMOSPHERE**

**" ON BUS ROUTE "**

**NEWER WINDOWS  
CAREPET/VINYL  
& REFRIGERATORS**

**2430 West Street  
Sioux City, IA 51103**

**Phone: 712-258-0508**

**Please call to schedule an  
apartment viewing.**

**CONNECTIONS AREA AGENCY ON AGING**

# Evergreen Terrace Senior Housing

## REQUIREMENTS:

- **Age 62+**
- **Income:**  
**Single** — \$21,650 gross annual income  
**Couple**—\$24,750 gross annual income

## **WOODBURY COUNTY income limits:**

(If you have funds in the bank, only the interest is counted as income. All income must be verified. This is done during the process of the application.

- Rent varies according to income; medical expenses may affect rent.

## DESCRIPTION OF BUILDING:

- 55 units on 3 levels, 540 sq. feet per unit
- Refrigerator / electric stove
- Shower
- Unit heat / air conditioning
- Off street parking for tenants
- Pest control service
- Three handicapped accessible units

## LAUNDRY / TRASH:

- Laundry is coin operated, and is located on second floor. Machines take quarters only.
- Trash chutes and/or bins are located at the west end of each hall. All garbage must be bagged and tied.



## UTILITIES:

- Utilities are paid by Evergreen Terrace except phone/cable. You must arrange for phone/cable yourself.

## GROUNDS UPKEEP:

- Grounds and walks are cared for at Evergreen Terrace. (Lawns are mowed and walks are shoveled.)

## PETS:

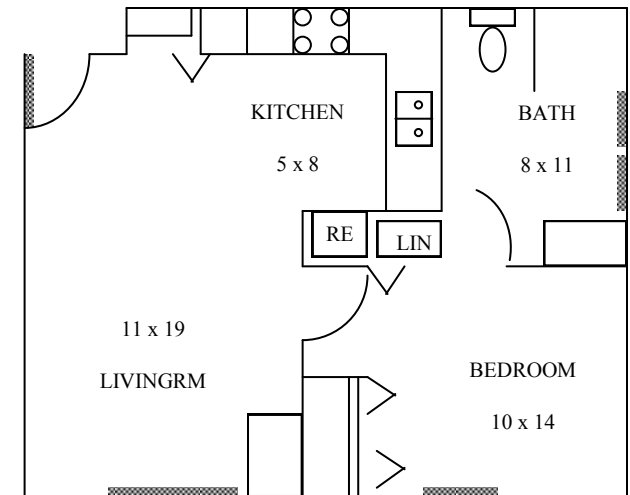
- The pet deposit is \$300.00. For more details on having a pet at Evergreen Terrace, a Pet Policy is available.

## FREEZERS:

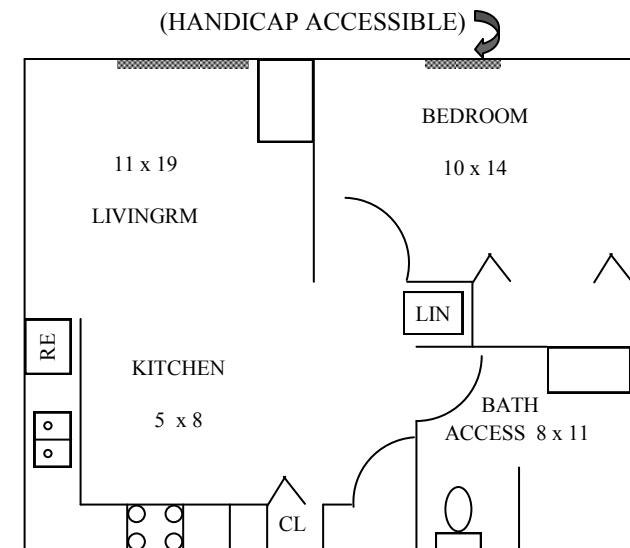
- Apartment size freezers (5 cubic feet maximum) are allowed. A \$5.00 monthly fee is required for additional utility usage from freezer. You are responsible for any and all damages.

## RENT:

- In order to know how much your rent will be you must fill out an application and the required paperwork. Only then can we tell if you qualify and what your rent amount will be.
- At move-in, resident must pay rent plus one month's rent as a deposit.



**ALL ONE BEDROOM UNITS**  
**MAXIMUM OCC: TWO OCCUPANTS**  
**MINIMUM OCC: ONE OCCUPANT**



**2430 West Street**  
**Sioux City, IA 51103**

