

## Units

<b>1 Bedroom</b> 63 m <sup>2</sup> (678 ft <sup>2</sup> ) Income Threshold	2 units <b>\$819.00/mo.</b> \$37,500.00
<b>AISH 1 Bedroom</b> 77 m <sup>2</sup> (828 ft <sup>2</sup> ) <b>Designed for AISH recipients</b>	22 units <b>\$850.00/mo.</b>
<b>2 Bedroom</b> 78 m <sup>2</sup> (839 ft <sup>2</sup> ) Income Threshold	30 units <b>\$984.00/mo.</b> \$44,000.00
<b>3 Bedroom</b> 98 m <sup>2</sup> (1054 ft <sup>2</sup> ) Income Threshold	15 units <b>\$1040.00/mo.</b> \$49,500.00

- ◊ The building is four stories tall and contains one elevator.
- ◊ The AISH 1 bedroom apartments are accessible and include a step-in shower. All other units include a tub with a shower.
- ◊ The kitchen contains an apartment sized fridge, regular sized stove,. Each unit also comes with drapes and sun shades.
- ◊ The elevator is oversized to facilitate movement of furniture.
- ◊ Each suite contains sprinkler systems and smoke and fire alarms.

## Silver Birch Court



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## Heartland Housing Foundation

For more information,  
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## Silver Birch Court

Affordable Community Housing



Heartland Housing Foundation



Affordable Housing in Strathcona County

## Frequently Asked Questions

### What is Low Income Housing?

Rental units that have set rent rates that are at least 15% under the market value within the area.

### Who qualifies for Low Income Housing?

An applicant is eligible to be housed in low income housing if the combined household income falls under a specified income threshold.

Threshold rates are based on the number of bedrooms in the unit.

1 Bedroom:	\$37,500.00
2 Bedroom:	\$44,000.00
3 Bedroom:	\$49,500.00

### How are tenants approved?

Applications will be prioritized based on need and not on a first-come, first-served basis. Tax assessments and personal criminal record checks are required.

### What deposits are required?

To hold an offered apartment a \$250 security deposit will be required to secure the unit, which will be applied to the first month's rent. Please note, the suite deposit is non-refundable after 72 hours.

A damage deposit equal to one month's rent will also be collected upon move in.

### What other expenses am I responsible for?

You are responsible for: electricity, parking, cable, telephone, and internet.

### Additional notes:

Rental rates are set by our Board of Directors, and a written 90-day notice of increase is issued to residents.



### 1 BEDROOM

- ◇ 2 units
- ◇ \$819.00/month
- ◇ 678 ft<sup>2</sup> (63 m<sup>2</sup>)
- ◇ Includes tub with shower

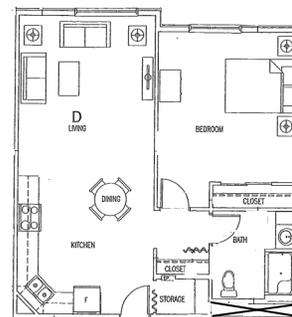
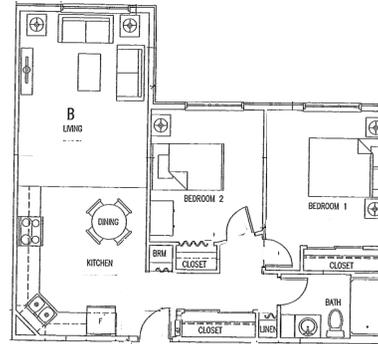


### 3 BEDROOM

- ◇ 15 units
- ◇ \$1040.00/month
- ◇ 1054 ft<sup>2</sup> (98 m<sup>2</sup>)
- ◇ Includes tub with shower

### 2 BEDROOM

- ◇ 30 units
- ◇ \$984.00/month
- ◇ 839 ft<sup>2</sup> (78 m<sup>2</sup>)
- ◇ Includes tub with shower



### AISH 1 BEDROOM

*Designed for AISH recipients*

- ◇ 22 units
- ◇ \$850.00/month
- ◇ 828 ft<sup>2</sup> (77 m<sup>2</sup>)
- ◇ Wheelchair accessible
- ◇ Includes a step-in shower

Silver Birch Court, located on the Silver Birch site in north-central Sherwood Park. This building has been designed to meet the needs of lower income families and AISH recipients. It contains both multi-bedroom units and accessible units, featuring its own playground and bicycle storage. There is access to public transportation to nearby shopping centers and grocery stores.

Prices subject to rent increase.  
Please contact office for current information.