



The colorful Key West-themed complex, Greater Heights, is set amidst century old live oaks in Melbourne's Historic "Booker T Washington Neighborhood." It's close to US-1 making it very convenient for tenants. The Eau Gallie Public Library is five short minutes away, as is the lovely and historic Eau Gallie Arts District.

Greater Heights is an affordable housing community designed for working families and senior citizens on modest incomes. Applicants must pass a background check, and must be deemed income eligible by the Housing Authority of Brevard County (HABC). The HABC manages the Greater Heights wait list and assists tenants with a portion of the rent. The apartments are owned by and managed by Greater Heights, LLC.

This community, built in 2009, has 18 units. Each unit includes a range-hood, stove, and refrigerator, as well as a laundry/storage area (washer and dryer to be provided by tenant). Greater Heights features one, two, three, and four-bedroom rental units. The community includes lawn service and pest control for all its units. Heating, air-conditioning, and all appliances are electric.

The apartments are located just across the street from the Dorcas Outreach Center for Kids (DOCK), and the DOCK Teen Center. The DOCK provides after school care including free tutoring, snacks and enrichment activities for children and teenagers, and a summer camp.

Income Eligibility Requirements: This apartment community is operated pursuant to the rules and regulations of State Housing Initiatives Partnership (SHIP), the Hurricane Housing Recovery Program (HHRP), and the federal Project Based Voucher program.

Any individual or family may apply to live in our apartment community *provided that* the total anticipated gross annual household income falls within our guidelines. All income must be verifiable and documented.

ANNUAL HOUSEHOLD INCOME LIMITS (effective April 2022)								
# of Persons in Household	1	2	3	4	5	6	7	8
Maximum Income (Gross)	\$28,450	\$32,500	\$36,550	\$40,600	\$43,850	\$47,100	\$50,350	\$53,600

Rents: The official rents are posted below, but the **ACTUAL RENT PAID BY THE TENANT** will be determined by the Housing Authority of Brevard County. Typically, a Greater Heights tenant pays no more than 30% of the household's adjusted monthly income for rent and utilities, with the Housing Authority paying the balance of the rent on behalf of the tenant. The tenant pays all utilities.

GREATER HEIGHTS ANNUAL RENT SCHEDULE (January 2023)				
Bedroom Size	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
Monthly Rent	\$660	\$825	\$1,140	\$1,395

1151 Masterson St. * Melbourne, Florida 32935 * Phone (321) 253-4214 * www.NeighborUpBrevard.org

Criminal History: (Applications will be DECLINED for the following)

- ALL designated sexual offenders or sexual predators
- ALL 1st degree felony convictions
- ALL misdemeanor convictions involving the unlawful use or possession of firearms or crimes involving a minor

Certain 2nd degree felony convictions will be allowed, if a minimum of 5 years has passed since the court ordered supervision/incarceration has been completed *and* applicant has demonstrated a crime-free record within 5 years

Certain 3rd degree felony convictions will be allowed, if a minimum of 3 years has passed since the court ordered supervision/incarceration has been completed *and* applicant has demonstrated a crime-free record within 3 years.

Certain misdemeanor convictions may be considered, a minimum of 2 years has passed since the court ordered supervision/incarceration has been completed *and* applicant has demonstrated a crime-free record within 2 years

Felony and misdemeanor cases in which adjudication of guilt was withheld shall be subject to the same guidelines as above.

Occupancy Standard: A minimum of 1 person per bedroom, and no more than 2 people per bedroom.

Age Restrictions: Leaseholder must be eighteen (18) years of age or older. All applicants eighteen (18) years of age or older will be required to complete an application. All household members eighteen (18) years of age or older that will reside in the apartment home are required to be on the lease agreement.

Identification: All applicants eighteen (18) years of age or older are required to present a government issued photo identification (i.e. Driver's License or Identification card) and a Social Security card. A birth certificate is required for all household members.

Employment Verification: If employed, all applicants are required to have written verification of income from their employer. We prefer that applicants have a minimum of six (6) months at current job.

Rental History: We must be able to verify up to two years of rental history from an acceptable landlord with no derogatory references. **NOTE: if, within the past two years, you have had an eviction file, or if you currently owe on a rental property, this will result in automatic denial of the application.**

Credit Requirements: We ask that you have positive credit including no collections or charge offs. Derogatory credit due to medical or student loans will not necessarily disqualify an applicant for residency.

Smoking Policy: Smoking is not permitted inside any of the apartment homes.

Pets: A pet may be permitted with the written consent of the Landlord. Pet restrictions include but are not limited to: less than 25 pounds; no aggressive breeds including Pitbull's; and no nuisance pets or exotic pets. There is a **\$300.00 non-refundable pet fee**.

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Application Fee: A **non-refundable application fee of \$40.00 per adult** is required when applying for residency. This covers the cost of the background checks.

Security Deposit: (due at signing of lease)

1 Bedroom- \$600.00

2 Bedroom-\$700.00

3 Bedroom-\$800.00

4 Bedroom-\$900.00

TO APPLY: Please complete the following, found as attachments on this website:

1. Greater Heights application;
2. Housing Authority of Brevard County application; AND
3. Provide all the following required documents:

- Photo ID (i.e. Driver's License or Identification card) for all applicants eighteen (18) years of age or older.
- Social Security Cards of all household members
- Birth Certificates for all household members
- Income Verification - An Award Letter from applicant receiving Social Security and SSI benefits. If employed, six (6) current consecutive pay stubs.
- Asset Verification - All applicants are required to provide six (6) months current bank statements.

Only completed applications with all documentation will be considered. Please mail (or personally deliver) both applications and all documents to:

**Greater Heights Property Manager
1151 Masterson Street
Melbourne, FL 32935**

The Greater Heights Administrator will email all completed applications with required documentation to the Brevard County Housing Authority. The Housing Authority maintains and manages the wait list for Greater Heights. Applicants are considered on a first come, first ready basis, with the Greater Heights committee making the final determination of eligibility.

*For more details, please contact
Greater Heights Property Manager, Tiphany Hill, at (321) 253-4214, x207.*

**This community will not discriminate against any person based upon
race, color, religion, sex, national origin, familial status or handicap.**

