

Residency Requirements

In order to maintain a reasonable level of safety for all who live at Terrace Heights, tenants of each unit must be willing and able to take responsibility for themselves and their environment. Each tenant must meet the following.

A. FUNCTIONAL CRITERIA

1. Must exhibit consistently appropriate behaviors that do not pose unreasonable risk of harm to your own safety and well being.
2. Mobility:
Must be consistently mobile without staff assistance throughout the building. Mobility may be via ambulation, wheelchair, motorized scooter, or other safe and reasonable means of moving from one place to another.

Able to bear weight and stand to transfer self from wheelchair, to bed, to toilet or into automobile.

Staff members are not permitted to lift tenants, nor do we furnish any equipment for this purpose.

Any needed medical devices or supplies are the responsibility of each tenant. TH does not provide medical supplies such as walkers, wheelchairs, canes, bandages, catheter equipment, oxygen equipment, etc.
3. ADL's. You must be able to care for yourself at the toilet; no unmanaged incontinence. Able to manage incontinence through use of pads or other incontinence measures. Toilets are slightly raised. If rising is difficult, you may want to add a seat raiser.
4. Medication:
Will accept assistance with medication administration or reminders from a 3rd party when the family, Doctor, or Director of Housing Services deems assistance is needed.

May be oxygen dependent if able to monitor own oxygen or obtain 3rd party assist.
5. Meals: You must be able to eat without assistance. We accommodate special dietary needs and will assist with cutting or pureeing food if necessary.
6. If you need assistance in meeting the above Functional Criteria requirements, TH can assist you in arranging for home care or other services from a 3rd party that can provide the needed services and help you meet the requirements.

B. BEHAVIOR CRITERIA (Toward Housing Building and Other Property)

1. You must exhibit behaviors that do not pose an unreasonable risk of harm to the property of the landlord or others.
2. Housekeeping: Housekeeping is generally the facility's responsibility. You are responsible to maintain your unit in an orderly fashion between weekly cleanings.

3. Laundry: Wash and wear laundry is your responsibility. Coin operated machines are available for use by yourself or any family member/acquaintance that may assist you. You need to care for your laundry so it does not create a visual or odor distraction. Laundry service is available from the facility for an additional charge.
4. Self-preservation: Able to exit the unit safely/with cueing and/or direction in case of environmental disaster or fire.
5. Smoking: You may not smoke anywhere on the campus. Galeon is a tobacco free facility.
6. Appliance Safety: Able to use any appliance present in the apartment correctly and safely; any appliance brought into the unit must be safe as determined by Maintenance or Housing Manager; no frayed cords or plugs, use of only specific type extension cords- UL approved power outlet bar with circuit breaker. Staff reserves the right to cut power to the stove if assessment deems necessary for safety.

C. BEHAVIOR CRITERIA (Toward other people and their property)

1. You must consistently exhibit behaviors that do not disrupt the quiet enjoyment of other tenants or pose an unreasonable risk of harm to other tenants, staff, visitors or volunteers.
2. Able to relate appropriately with other tenants and staff.
3. Able to communicate needs to staff.
4. Cannot exhibit behavior that is verbally offensive or physically abusive to other tenants, staff or visitors.
5. Can be forgetful or slightly confused. Accepts and responds to re-direction.
6. Does not wander off facility grounds and become lost.
7. Cannot be a registered predatory offender.

{Interpretation of the above guidelines is the responsibility of the Director of Housing Services}

D. Financial Criteria. Each applicant must meet the following:

1. Have sufficient monthly income or available assets to meet the anticipated monthly fee for the living unit selected.
2. Have sufficient monthly income or available assets after payment of the anticipated monthly fee to satisfy normal expenses for services and living costs not provided by waived services or any other available source of income.
3. Maintain and provide facility with emergency contact person.

NO INDIVIDUAL OTHERWISE QUALIFIED WILL BE DENIED RESIDENCE BASED ON RACE, RELIGION, SEX, NATIONAL ORIGIN, OR MARITAL STATUS.