



## Griffin, Georgia

### One & Two-Bedroom Apartment Homes for Adults 55 and Older

Terraces at the Park is a 68-unit affordable community for adults 55 and older, featuring one- and two-bedroom apartments catering to active adults looking for a community that offers both quality and affordability. Common areas include a community arts and crafts room, fitness center, business center with computer stations, wellness center, resident lounges, and a laundry room. Outdoors, enjoy the gazebo, picnic area and other green spaces.

### COMMUNITY AMENITIES:

- Inviting resident lounge with TVs
- Fitness center for resident use
- Business center with computer stations
- Arts and crafts center
- Screened patio, picnic area and gazebo
- Laundry facilities on each floor
- Secured access entry
- On-site management
- Maintenance with 24-hour emergency call service
- Professionally landscaped grounds
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency that specializes in tenant screening.

### RESIDENCE FEATURES:

- Spacious apartments with open floor plans & oversized windows
- Fully equipped, modern kitchen with breakfast bar, dishwasher, microwave, and electric range
- Carpeted bedrooms, vinyl living areas
- Wheelchair accessible apartments
- Central A/C
- Resident is responsible for water and electric (heating, cooling, cooking).

**We also manage Oaks at Park Pointe & Iris at Park Pointe (55+) nearby!**

### Contact Us:

854 Westbrook Street | Griffin, GA 30224

T: 678.692.8835 | TTY: 711

E: [TerracesAtPark@Pennrose.com](mailto:TerracesAtPark@Pennrose.com)

[TerracesAtThePark.com](http://TerracesAtThePark.com)

\*Income Restrictions Apply

## PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. The following rent programs are offered: Low-Income Housing Tax Credit, ACC, Section 811

## HOW TO APPLY

Complete the property Pre-application, available on the website or in person. Please contact the office if you would like a Pre-application emailed or mailed to you.

Return the completed, signed, and dated Pre-application to the property via mail, email, fax, or in person. Depending on the unit you qualify for, a non-refundable \$25 application fee per adult household member may be required.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property’s waiting list. You will be contacted when a unit that your household qualifies for becomes available.

Upon payment of the Application Fee, credit, criminal, and landlord screening will be processed.

## INCOME LIMITATIONS & RENTS

(Effective 8/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$34,577 - \$48,000	60%	\$1,153
	2 people	\$34,577 - \$54,840		
2 Bedroom	2 people	\$41,573 - \$54,840	60%	\$1,386
	3 people	\$41,573 - \$61,680		
	4 people	\$41,573 - \$68,520		