

FITCH COURT APARTMENTS INC.

156 Bloomfield Avenue

Windsor, Ct. 06085

(860) 285-8090 Ext. 5

Fax (860) 688-7131

email: propertymanager@windsorha.org



Thank you for your interest in the Fitch Court 55+ residential community. It is located in the heart of Windsor and offers 37 one-bedroom units and 3 two-bedroom units. Occupancy in this development is highly desired and we thank you for applying to the Wait List for the Fitch Court Apartments.

All occupants must be at least 55 years of age or older and have a minimum monthly income of \$1550.00 per month.

**Maximum Household
Gross Income 2017-2018**

60% of Medium Income	
Persons	Maximum
1	\$38,520
2	\$44,040
3	\$49,560

***amounts are subject to change**

Rental Rates* for Fitch Court

1 Br. Garden Level	\$ 780.00
1 Br Main Level	\$ 805.00
2 Br.	\$ 905.00

Facts and Features:

- All utilities are paid by residents
- Safe, Secure Building
- This is a smoke-free property
- Cats are welcome! We comply with all State and Federal guidelines.
- Private hot water and energy efficient heating and cooling, paid by resident
- Free off-street parking
- No security deposits required
- On-Site laundry
- Walking distance to the town center, restaurants, banks, post office and Town Hall

Please ensure that you fill out the application completely and accurately and all requested documents are attached or it will be rejected.

This property is managed by the Town of Windsor Housing Authority. If you have questions, please contact the Property Manager at (860) 285.8090 Ext. 5

GROUNDS FOR DENIAL

Fitch Court Apartments is not required or obliged to admit applicants who do not meet one or more of the eligibility criteria;

- A. Do not supply information of documentation required by the application process;
- B. Have failed to respond to a written request for information or a request to declare their continued interest in the program;
- C. Have a history of not meeting financial obligations, including rent;
- D. Do not have the ability to maintain (with assistance) their housing in a decent and safe condition where such habits would adversely affect the health, safety, or welfare of other residents of the property;
- E. Have a history of criminal activity by any household member involving crimes of physical violence against persons or property and any other criminal activity including drug-related criminal activity, that would adversely affect the health, safety, or well-being of other residents or staff or cause damage to the property;
- F. Have a documented history of disturbing neighbors or destruction of property;
- G. Currently owes rent or other amounts to any landlord;
- H. Have committed fraud, bribery or any other corruption in connection with any Federal or State housing assistance program, including the intentional misrepresentation of information related to their housing application or benefits derived there from;
- I. Were evicted because of drug-related criminal activity involving the personal use or possession for personal use;
- J. Were evicted from assisted housing within five years of the projected date of admission because drug-related criminal activity involving the illegal manufacture, sale, distribution, or possession with the intent to manufacture, sell, distribute a controlled substance as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802;
- K. Are illegally using a controlled substance or are abusing alcohol in a way that interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents. Fitch Court Apartments may waive this requirement if:
 - a. The person demonstrated to the Fitch Court Apartments satisfaction that the person is no longer engaging in drug-related criminal activity or abuse of alcohol;
 - b. Has successfully completed a supervised drug or alcohol rehabilitation program;

- c. Has otherwise been rehabilitated successfully;

- L. Have engaged in or threatened abusive or violent behavior towards any Fitch Court staff, Board member or resident;

- M. Have a household member who has ever been evicted from public or assisted housing;

- N. If any family member has been convicted of manufacturing or producing methamphetamine;

- O. Has a registration requirement under a State Sex Offender Registration Program;

- P. Income fails to meet income guidelines based on area median;

- Q. Fails to demonstrate the ability to obtain utility accounts in their name (for properties where the residents pay utilities);

- R. Failure to demonstrate ability to pay the required rent. While Fitch Court Apartment's will not discriminate based on lawful source of income, household monthly income should be able to accommodate two times(2x) the rent. Housing assistance vouchers and subsidies may be substituted to fulfill such requirements.

APPEAL PROCEDURE

Applicants deemed ineligible, for whatever reason(s), shall be notified in writing before the final selection, of the reason(s) for rejection.

Applicants who choose to appeal the rejection must submit a written request for a hearing to the President within ten (10) days of the rejection notice. The request must provide the basis for the hearing and any supportive documents must be supplied. If a hearing is scheduled the applicant will be notified by mail within ten (10) days of the hearing date and time. Applicants may bring written testimony to support their claims and/or no more than three (3) advocates to the hearing.

In the event an applicant fails to provide compelling new information for reconsideration of the rejection in the written request for a hearing, The President will send written notice of denial of hearing within 10 business days.

Fitch Court Apartments shall keep the following materials on file for at least three years.

- Application
- Initial rejection notice
- Any applicant replies
- Fitch Court's responses
- All interview and verification information on which the rejection was based.