

QUESTIONS AND ANSWERS ABOUT CHESHIRE HOUSING TRUST'S APARTMENTS

What types of apartments does Cheshire Housing Trust (CHT) own?

Cheshire Housing Trust has the following types of rooms and apartments:

Keene: Rooms, apartments with one-, two-, and three-bedrooms
Marlborough: Studio, one-, two-, and three-bedrooms
Hinsdale: Studio, one-, two- and three bedrooms.

What are the CHT's Income Limits?

Keene and Marlborough: 80% of Median Area income adjusted for family size
Hampshire House: 50% and 60% of Median Area income adjusted for family size
Hinsdale: 50% and 60% of Median Area income adjusted for family size

As an example, the following is the **2016** HUD income limits for Cheshire County, NH

Median Area Income (MAI)						\$64,900
Household Size/Number of Persons						
MAI%	1	2	3	4	5	6
80%	40,000	45,700	51,400	57,100	61,700	66,250
60%	30,000	34,320	38,580	42,840	46,320	49,740
50%	25,000	28,600	32,150	35,700	38,600	41,450

How many people can live in a CHT apartment?

Rooms: One person only
Studios: One person only
One-bedroom: Up to 2 persons, unless otherwise indicated
Two-bedrooms: Up to 4 persons, unless otherwise indicated
Three-bedrooms: Up to 6 persons, unless otherwise indicated

Some CHT apartments are smaller than others and therefore cannot accommodate as many as two persons for each bedroom.

How long is a CHT lease?

For all of its rooms and apartments, CHT requires a one-year lease. Following the first year, the lease becomes "month-to-month".

In other words, tenants who leave before the end of the year will owe rent for the entire year. However, after the first year, the tenant is required to give only one month's notice.

Are any of CHT's apartments barrier-free?

Cheshire Housing Trust has one room on the first floor at Hampshire House in Keene, and one first floor two-bedroom apartment in Hinsdale, with ramp accessibility and wider doorways. Because all of its apartments are in rehabilitated buildings which are typically more than 100 years old, it does not have other barrier-free apartments. People who need barrier-free affordable apartments should apply to Keene Housing or Southwestern Community Services.

What do I need to apply for a CHT apartment?

When you apply for a CHT room or apartment, you will need to:

- Complete an application
- Provide information about your income
- Provide references
- Agree to a have a criminal background check

The income information is needed to show that your household income falls within CHT's income guidelines and also that you do have some income to pay rent.

If you have a source of income but it is too low to allow you to pay the full rent, CHT will help you apply for Keene Housing's subsidy program.

In order to be accepted for a CHT apartment, you must:

- Have a regular income which falls within the CHT guidelines
- Have a record which indicates that you are able to abide by the terms of the lease: pay the rent, take care of the apartment, not interfere with the rights of your neighbors, and refrain from illegal activity.

Does CHT have a waiting list?

- Hampshire House: CHT maintains a waiting list for Hampshire House rooms.
- Hinsdale School Apartments: CHT refers to the New Hampshire Housing (NHH) waiting list for the six apartments in Hinsdale which are subsidized by NHH.
- Other CHT apartments: CHT accepts applications at any time and keeps them for at least six months. Many of its apartments are filled from applications on file.

Does CHT allow smoking?

On May 18, 2015 the Cheshire Housing Trust Board of Directors passed a **SMOKE-FREE HOUSING POLICY** for all CHT properties.

Does CHT allow pets?

Cheshire Housing Trust does not allow pets in its rooms or apartments.

Cheshire Housing Trust is committed to the letter and spirit of the Fair Housing Act, which among other things, prohibits discrimination against persons with disabilities. CHT provides reasonable accommodations for tenants with disabilities who have a verified need for the accommodation. A reasonable accommodation is an exception made to usual rules or policies deemed necessary to afford persons with disabilities an equal opportunity to use and enjoy their housing communities.