

## KELLEY'S FIELD II FREQUENTLY ASKED QUESTIONS

**Q:** What is the cost of one and two bedroom apartments?

**A:** See the chart below. (This information is in the Kelley's Field Info Sheet as well.)

### Kelley's Field II Eligibility and Rents\*\*\*

Apartment Type	#	Eligible Age	Estimated Rent*/Month	Eligible Annual Gross Income 1-Person**	Eligible Annual Gross Income 2-Person**
1 BR Tax Credit/ Rent Assisted	3	55+	30% of resident's income	Up to \$41,650	Up to \$47,600
1 BR Tax Credit	7	55+	\$975	Up to \$41,650	Up to \$47,600
1 BR Tax Credit	7	55+	\$975	Up to \$49,980	Up to \$57,120
1 BR Market	1	55+	\$1,441	Up to \$66,600	Up to \$76,100
2 BR Market	1	55+	\$1,525	Up to \$66,600	Up to \$76,100

\*Rent includes utilities (heat, hot water, AC, electricity), Laundry, SASH

\*\* These are 2024 income limits and are updated annually by HUD

\*\* Assets are included in the gross income calculation, and are the larger of 1) actual interest generated by assets, or 2) 0.06% of the total value of the assets.

\*\*\*There are 5 additional rent-assisted apartments being leased up through a community partner.

**Q:** What is the square footage of the one- and two-bedroom apartments?

**A:** One-bedroom apartments range from approximately 632 to 665 square feet, and the two-bedroom apartment is 910 square feet. Each apartment differs. You can review floor plans on the Cathedral Square website so you can review the different types of apartments, layouts, and room dimensions.

**Q:** Will there be a preference for people from Hinesburg?

**A:** There will not be a location preference. However, we have done significant local marketing and outreach so Hinesburg residents know about this opportunity and about the application process.

**Q:** If you are on the waitlist, do you need to submit a new application for Kelley's Field II?

**A:** Yes, you will need to submit a new application.

**Q:** Are pets allowed?

**A:** Yes, you can have two pets per household. There are some restrictions to dog breeds.



**Q:** Is wifi provided?

**A:** Yes, but it is mainly for community space and is not guaranteed to reach inside apartments. You may need to purchase your own wifi for inside your apartment.

**Q:** Are there any apartments with washer/dryer hookups?

**A:** There are no apartments with washer/dryer hookups.

**Q:** Will there be washer/dryer on each floor? If not, which floor?

**A:** There is one large community laundry room on the ground floor.

**Q:** Does Cathedral Square allow self-employment deductions as income?

**A:** Yes. We typically ask for a W-9 to ensure we are considering income correctly.

**Q:** In a two-person household in which one person is elderly and the other is non-elderly disabled, what happens if the elderly person dies? Can the non-elderly person remain in their Kelley's Field apartment?

**A:** The surviving household member would be allowed to remain in the apartment because they were on the lease prior to the head of household's passing. If it is a tax credit unit, the rent would remain the same. If it is a subsidized apartment, the rent would be adjusted accordingly.

**Q:** If a household has an income that would have a rent of 30% of income in the first year, but that income increases enough in a later year to put the household at the tax-credit apartment rate, what happens? Does the household remain in the same apartment and simply pay the tax-credit rent?

**A:** If a resident is living in a subsidized apartment (tenant rent payment of 30% of income) and their income fluctuates, the tenant-paid portion of rent would be adjusted to match the increase or decrease in income. The resident would pay 30% of their new income and would need to "recertify" annually with Vermont State Housing Authority to make these adjustments. If the resident's income increases above the maximum eligible income for a subsidized apartment, they may remain in the apartment but may lose the subsidy. This would be determined by the Vermont State Housing Authority.

**Q:** Will we be able to see the apartment in person before we move in? I want to know for furniture placement.

**A:** In-person tours for successful applicants are tentatively scheduled for December. You can also review floor plans on the Cathedral Square website.

**Q:** How is parking determined?

**A:** Parking is assigned and available to residents only. Due to limited space, we prioritize one parking space per apartment and they are assigned on a first come first serve basis.

**Q:** Can section 8 vouchers be used in market rate apartments?

**A:** Yes, they can.

**Q:** Does the two-bedroom apartment have a bath and a half?

**A:** No, there is a single bathroom in all one and two-bedroom apartments.

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