



# OJAKIAN COMMONS

QUALITY  
ACCESSIBLE,  
AFFORDABLE  
RENTAL HOUSING  
FOR PEOPLE WITH  
DISABILITIES IN  
SIMSBURY,  
CONNECTICUT



National Multiple Sclerosis Society  
Connecticut Chapter



## ACTIVE LIFESTYLE

With our spacious barrier free apartments full of accessibility features and activity-based community space (library, technology center, accessible garden, fully accessible wellness / exercise center, community room and other programming space), you may never want to leave the complex! But with free parking and easy access to local shopping and entertainment, going out is very convenient.

## CONVENIENT LOCATION

Ojakian Commons is located in picturesque, suburban Simsbury, voted the #1 Town in all of Connecticut by Connecticut Magazine in its category. Simsbury has wonderful and diverse restaurants, convenient shopping and a peaceful New England feeling. Connecticut Magazine, also recognizes Simsbury for having the #1 school district in all of Connecticut. Located at Simsbury's newest development, Dorset Crossing, Ojakian Commons is part of a thriving community in itself, with all the benefits of safe, peaceful suburban living. In a beautiful location next to "forever green space", Ojakian Commons remains easily accessible by automobile and the Town's accessible transportation.



**Brand New Luxury Style**  
*Accessible Apartments at Affordable Rents*



**Subsidized Rents: Qualified Residents will Pay 30% of their Income towards Rent and Utilities!**

1 Bedroom **\$1,162\***  
 2 Bedrooms **\$1,415\***

**40 Apartments For Residents Needing Services By The National MS Society**

**Qualification Guidelines**

- Disability as defined by the United States Department Housing and Urban Development definition.
- A need for one more of the Primary Category Services provided to residents and coordinated by the National Multiple Sclerosis Society, Connecticut Chapter.
- Qualification for State of Connecticut Rental Assistance Program Voucher
- Landlord Tenant and Credit History Screening
- Household Income below the applicable maximum incomes

**Maximum Incomes**

Household Size	25% Income Limit	50% Income Limit
1 Person	\$15,000	\$30,000
2 Persons	\$17,150	\$34,300
3 Persons	\$19,300	\$38,600
4 Persons	\$21,425	\$42,850

\*Residents pay hot water and electric. For qualified residents, these 40 apartments will have built-in rental assistance. Qualified residents will pay 30 % of their income for Housing Expense. The State of Connecticut Rental Assistance Program will pay the rest.

**7 Apartments For Residents Needing Services By FAVARH - The ARC of the Farmington Valley**

**Qualification Guidelines**

- Disability as defined by the United States Department Housing and Urban Development definition.
- A need for one more of the Primary Category Services provided to residents and coordinated by FAVARH - ARC of the Farmington Valley.
- Ability to afford \$986 / month rent based on income and other financial obligations. No rental assistance will be available from the development.
- Landlord Tenant and Credit History Screening
- Household Income below the applicable maximum incomes

**Maximum Incomes**

Household Size	60% Income Limit
1 Person	\$36,000
2 Persons	\$41,160

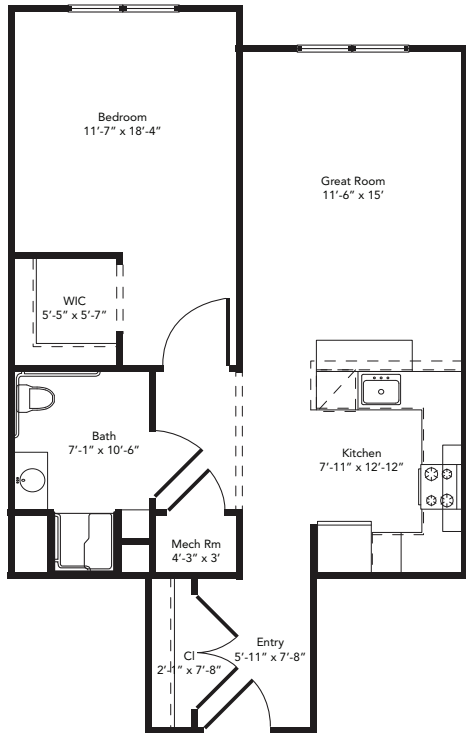
**1 Bedroom \$986**

Ojakian Commons will also have Seven One Bedroom Residences set aside for households including people living with disabilities who have a need for services offered by FAVARH, the ARC of the Farmington Valley. These residences will also be accessible, but will not have Rental Assistance.

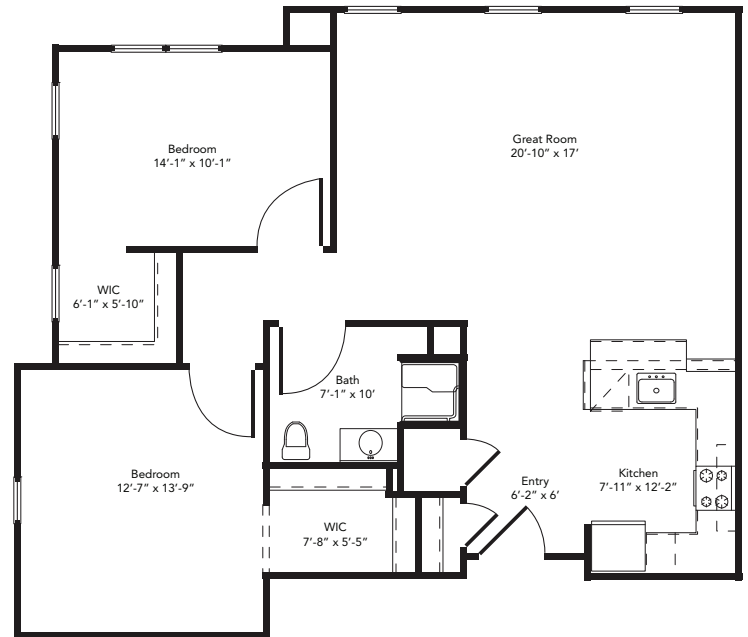
**With Rental Assistance, Accessible Apartments You Can Afford**

# APARTMENT FLOOR PLANS & ACCESSIBILITY FEATURES

ONE BEDROOM APPROX. 721 SF



TWO BEDROOM APPROX. 1,054 SF



The building meets or exceeds ADA Standards and includes these additional upgrade features

## Barrier Free Apartment Accessibility Features

- Automated door openers on apartment entry doors
- 42" wide doors throughout apartment
- Hard surface and ceramic tile floors for ease of living
- Custom horizontal sliding energy efficient windows for easy opening
- Linen closets with slide out shelving
- Accessible light and thermostat controls
- Additional electric outlets in bedrooms

## Bathrooms with:

- Accessible transfers shower units and some roll in shower units
- Accessible mirrors
- Additional grab bars
- Slide out shelving

## Kitchens with:

- Accessible kitchen cabinets with roll under access, slide out shelving and Lazy Susan setup
- Easy access side by side accessible refrigerator / freezer with automatic ice maker
- Front control range / oven
- Dishwasher
- Countertop Microwave

## Common Areas

- Automated door openers on building entry doors
- Hardwood and ceramic tile floors for easier movement
- 42" wide doors throughout building
- Railings in all public hallways
- Automatic light sensors in common areas
- Automated openers for trash chute

All dimensions are approximate and subject to change





# The National Multiple Sclerosis Society Difference

*What makes Ojakian Commons different?*



Ojakian Commons has been designed and developed in partnership with the National Multiple Sclerosis Society, Connecticut Chapter and Regan Development Corporation. The development partnership has put the needs of those living with disabilities first. Ojakian Commons will offer the residents at the complex wonderful benefits. The National MS Society will provide a multitude of programming opportunities on-site at Ojakian Commons.



## Programming Opportunities

- Recreational and Social Programs
- Wellness Programs
- Ongoing Periodic Lectures on Disability Topics
- Outreach, Information and Referral to Medical or Service Specialists
- Disability Related Self Help Groups
- Employment Related Programs
- Professional Service Coordinator
- Caregiver Lectures for Family and Friends
- Coordination of Resident Use of the Mandell Center for Multiple Sclerosis at Mount Sinai Rehabilitation Hospital in Hartford, if desired

## Helping Coordinate Your Needs

The National MS Society will be there for you! The Connecticut Chapter has dedicated a PROFESSIONAL SERVICES COORDINATOR to help residents with their disability related questions. That person will be available to help you coordinate your service provider needs. While Ojakian Commons does not directly provide home care services, the MS Society will be there to help you arrange

your care plan. The National MS Society has strong links with those who help people with disabilities, and they will put those links to work for you – so you can get the care providers you may need. With expertise in disabilities and links to resources about Medicaid funding, the MS Society will help you make the right connections so you can get the assistance you need.

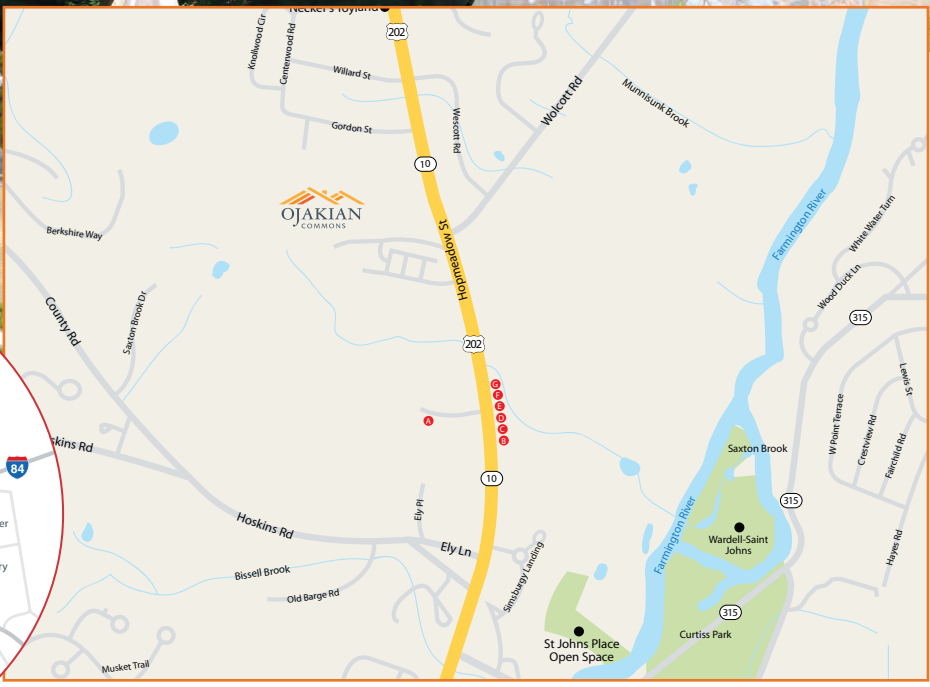
# THESE APARTMENTS WILL FILL QUICKLY, APPLY TODAY!

Fill out the application and mail to:

Ojakian Commons  
c/o Regan Development Corporation  
1055 Saw Mill River Road - Suite 204  
Ardsley, NY 10502

**All applications will be handled according to a Fair Housing and Marketing Plan approved by the State of Connecticut.**





- A) Future Big Y Supermarket
- B) Harvest Café & Bakery
- C) Jason's House Chinese Restaurant
- D) Pepperoni's & Co. Restaurant
- E) Montana's Hardware
- F) Little India Restaurant
- G) Simsbury Pharmacy



100 Casterbridge Crossing  
Simsbury, CT 06070

National Multiple Sclerosis Society  
Connecticut Chapter

Cover and all photos marked with a ★ are courtesy of Ray Padron

[www.OJCommons.com](http://www.OJCommons.com)

Ojakian Commons benefits from the unique collaborative efforts of many parties, including the National Multiple Sclerosis Society, Connecticut Chapter, the Town of Simsbury, the State of Connecticut Housing Finance Authority and the State of Connecticut Department of Housing. Additionally, important financing is being provided by JP Morgan Chase Bank and First Sterling Financial. Regan Development, Ojakian Commons and the National Multiple Sclerosis Society would like to thank all of these parties for making this wonderful housing possible.



# Application



Return to:  
Ojakian Commons  
1055 Saw Mill River Rd. Suite 204, Ardsley, NY 10502  
or FAX: 914-693-1282

## APPLICANT INFORMATION

Mr.  Mrs.  Ms.  Last Name \_\_\_\_\_ First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_

Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_

Street Address \_\_\_\_\_ Apartment # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Home Telephone \_\_\_\_\_ Work Telephone \_\_\_\_\_ Email Address \_\_\_\_\_

Please fill in your previous address here (if at current address for less than 2 years)

Street Address \_\_\_\_\_ Apartment # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Employment Information: Employer \_\_\_\_\_ How Long Employed? \_\_\_\_\_

Employer/ Company Address \_\_\_\_\_ Supervisor's Name \_\_\_\_\_

Choose One: Annual Gross Income \_\_\_\_\_ Weekly Gross Income \_\_\_\_\_ Monthly Gross Income \_\_\_\_\_

Other Sources of Income \_\_\_\_\_

Gross Income Last Year \_\_\_\_\_ Expected Gross Income This Year \_\_\_\_\_

## CO - APPLICANT INFORMATION (if applicable)

Mr.  Mrs.  Ms.  Last Name \_\_\_\_\_ First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_

Social Security # \_\_\_\_\_ Date of Birth \_\_\_\_/\_\_\_\_/\_\_\_\_

Street Address \_\_\_\_\_ Apartment # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Home Telephone \_\_\_\_\_ Work Telephone \_\_\_\_\_ Email Address \_\_\_\_\_

Please fill in your previous address here (if at current address for less than 2 years)

Street Address \_\_\_\_\_ Apartment # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Employment Information: Employer \_\_\_\_\_ How Long Employed? \_\_\_\_\_

Employer/ Company Address \_\_\_\_\_ Supervisor's Name \_\_\_\_\_

Choose One: Annual Gross Income \_\_\_\_\_ Weekly Gross Income \_\_\_\_\_ Monthly Gross Income \_\_\_\_\_

Other Sources of Income \_\_\_\_\_

Gross Income Last Year \_\_\_\_\_ Expected Gross Income This Year \_\_\_\_\_

## ADDITIONAL OCCUPANTS TO BE LIVING IN THE APARTMENT (include everyone that will be living in the apartment including co-applicant)

First Name	Last Name	Age	Sex	Relation to Applicant
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____





CURRENT LANDLORD

Name \_\_\_\_\_
Building Address & City \_\_\_\_\_
Landlord Address & City \_\_\_\_\_
Telephone Number \_\_\_\_\_
Rent \_\_\_\_\_ Number of Years \_\_\_\_\_

PREVIOUS LANDLORD

Name \_\_\_\_\_
Building Address & City \_\_\_\_\_
Landlord Address & City \_\_\_\_\_
Telephone Number \_\_\_\_\_
Rent \_\_\_\_\_ Number of Years \_\_\_\_\_

RENTAL SOURCES

Will any of your rent money come from sources other than the employment listed above? Yes [ ] No [ ]

If yes, please list other sources of income or rent payments:

Table with 2 columns: Source of Income, Monthly Amount. Rows include SOCIAL SECURITY, PENSION, OTHER, OTHER.

DISABLED? Yes [ ] No [ ]

(Mark yes if you currently receive SSI or SSD Benefits from the Social Security Administration or otherwise have a verifiable disability.)

RACE/ETHNIC/LANGUAGE BACKGROUND OF APPLICANT

The following information is required for statistical purposes by the United States Department of Housing and Urban Development to insure non-discriminatory practices in the program. Providing this information is wholly voluntary and will not affect qualification in any way.

Form with checkboxes for RACE (Black/African American, White, Asian, etc.) and Is Primary Language Spoken by Head of Household English? (Spanish, Chinese, Korean, etc.)

How did you hear about us? \_\_\_\_\_

I agree to authorize DeMarco Realty Management Corp., Regan Development Corporation and/or Simsbury Specialty Housing, LLC or their agents to use this copy of my signature as an approval to verify my credit, employment, assets and former tenancies, in connection with my application or future tenancy in an apartment. All verifications will be sent directly back to those authorized and will be used only for purposes connected with the apartment.

SIGNATURE OF APPLICANT \_\_\_\_\_ Date \_\_\_\_\_

SIGNATURE OF CO-APPLICANT \_\_\_\_\_ Date \_\_\_\_\_

All people 18+ years and over must sign application

IF YOU HAVE ANY QUESTIONS, PLEASE CALL (860) 408-1500



Income Restrictions Apply • An Equal Housing Opportunity

