



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.

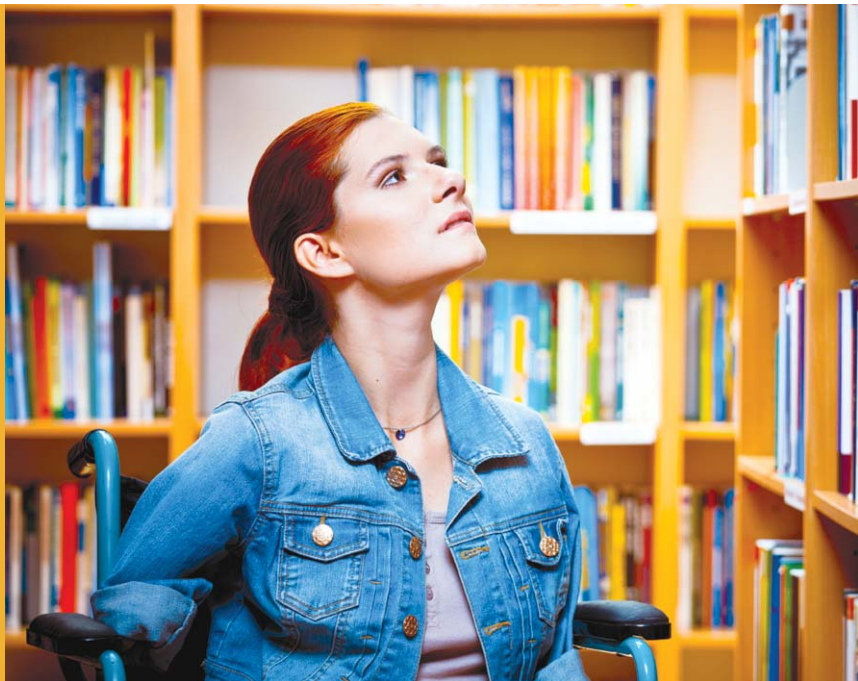


**THESE APARTMENTS
WILL FILL QUICKLY,
APPLY TODAY!**

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.**



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 \$1,391

2 Bedrooms \$1,739

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	\$22,625	\$45,250
2 Persons	\$25,850	\$51,700
3 Persons	\$29,075	\$58,150
4 Persons	\$25,840	\$64,600

*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 **\$994** / 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	\$54,300
2 Persons	\$62,040

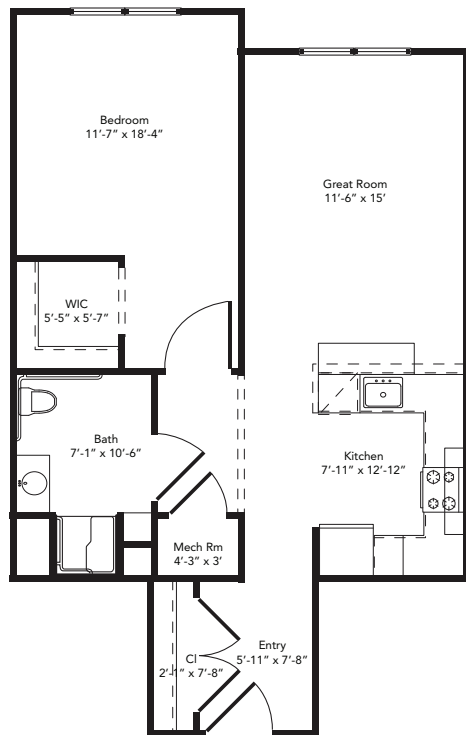
1 Bedroom \$1,429

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.

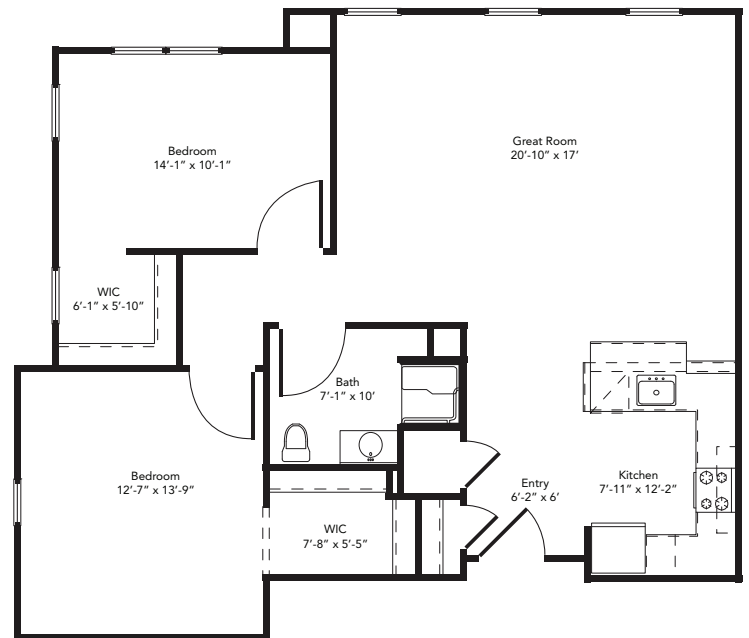
With Rental Assistance, Accessible Apartments You Can Afford

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



Ojakian Commons: Independent Apartment Living for People with Disabilities





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.



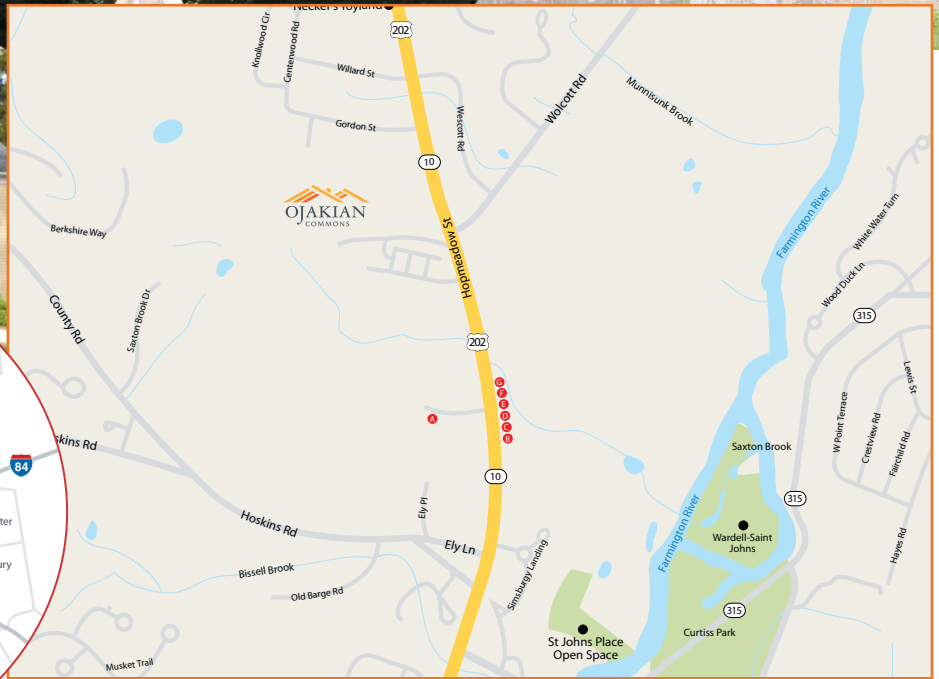
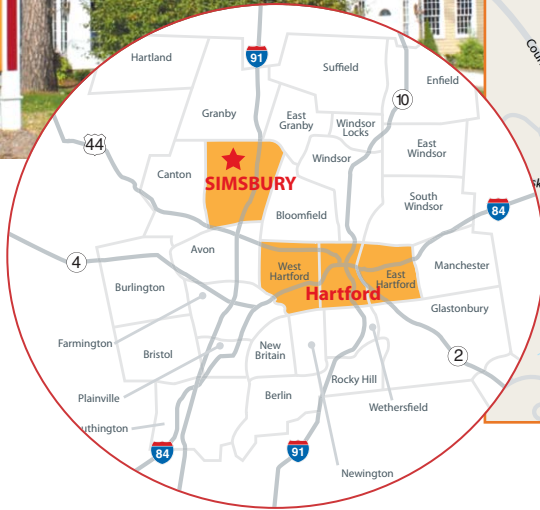
Programming Opportunities

- 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.



- 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



**National
Multiple Sclerosis
Society**
Connecticut Chapter

**100 Casterbridge Crossing
Simsbury, CT 06070**

www.OJCommons.com

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

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.

**For These Apartments**

Apply here online at ojcommons.com
-or- Fill out the application and mail to:
100 Casterbridge Crossing
Simsbury, CT 07060
(860) 408-1628
-or- Fax: 860-408-1642
-or- email a signed application to
ojakian@demarcomc.com

Bedrooms Desired

☐ 1BR ☐ 2BR

APPLICANT INFORMATION

Last Name _____ First Name _____ Middle Initial _____
Email Address _____ Social Security # _____ Date of Birth ____/____/____
Street Address _____ Apartment # _____
City _____ State _____ Zip Code _____
Home Telephone _____ Work Telephone _____ Mobile Telephone _____
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)

Last Name _____ First Name _____ Middle Initial _____
Email Address _____ Social Security # _____ Date of Birth ____/____/____
Street Address _____ Apartment # _____
City _____ State _____ Zip Code _____
Home Telephone _____ Work Telephone _____ Mobile Telephone _____
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)

Name	Social Security #	Sex	Date of Birth	Relation to Applicant	Full-Time Student (Y or N)
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____



Income Restrictions Apply • An Equal Housing Opportunity

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:

Income Source	Monthly Amount	Income Source	Monthly Amount	Income Source	Monthly Amount
Social Security:	_____	Alimony:	_____	Regular Cash	_____
Pension:	_____	Disability:	_____	Contrib.:	_____
SSI:	_____	Unemployment:	_____	Self-Employment	_____
Child Support:	_____	Other:	_____		

Gross Monthly Income from all sources from all Household Members 18 or older _____

Do you as head of household or member of your house require a reasonable accommodation? Yes ☐ No ☐

(Mark yes only 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.

RACE

- ☐ Black/African American
☐ White
☐ Asian
☐ Native Hawaiian/Other Pacific Islander
☐ American Indian/Alaskan Native
☐ Other _____

Is Primary Language Spoken by Head of Household English? Yes ☐ No ☐

If no, please check the language spoken:

- ☐ Spanish
☐ Chinese
☐ Korean
☐ Russian
☐ Italian
☐ Other _____

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/our signatures as an approval to verify my credit, employment, assets, current or former tenancies, criminal history and sex offender status in connection with my/our 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. The undersigned people represent and acknowledge that the landlord considers all information to be material in nature and understand that any false statements and/or information provided will be deemed material non-compliance with my lease and grounds for eviction. The undersigned people certify that the statements made in this pre-application are true and complete to the best of my/our knowledge and belief.

SIGNATURE OF APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

All people 18 years and over must sign application

IF YOU HAVE ANY QUESTIONS, PLEASE CALL 860-408-1628



Income Restrictions Apply • An Equal Housing Opportunity

