

**The Housing Authority of the Town of Ellington**  
**Frequently Asked Questions (FAQs)**

**Q. What is Snipsic Village?**

A. Snipsic Village I & II are affordable apartment rentals owned by the Housing Authority of the Town of Ellington and managed by Millennium Real Estate Services, LLC. There are 28 efficiency and 14 one-bedroom dwelling units in 8 buildings on 5 acres in Ellington, CT completed ground-up construction and was available for initial occupancy in 1970 and 1979 respectively for 30 and 12 units. In 2018-19, Snipsic Village I & II were modernized with a grant from the Connecticut Department of Housing.

**Q. Who is eligible to apply?**

A. Households with members 62 years of age or older or disabled whose income does not exceed the maximum qualifying income listed below based on Area Median Income may be considered for occupancy:

<u>Household Size</u>	<u>Income Limit</u>
1	\$57,520
2	\$65,680

(as of 4/1/20 until superseded)

**Q. How is rent determined?**

The program doesn't offer rental assistance to residents, nor does the facility receive operating subsidies from any source. Rather, the facility operates entirely from the rents paid by the residents. Connecticut General Statute Section 8-119kk-1, "base rent is the minimum rental or carrying charge determined by the Commissioner to be necessary for the operation, upkeep and long-term maintenance and capital replacement reserves of a housing development". The household will pay the higher of:

- (A) 30% percentage of the adjusted gross income (minus a utility allowance for tenant paid utilities); or
- (B) The base rents established by EHA and approved by the Commissioner below:

<u>Unit Size</u>	<u>Base</u>	<u>High Base</u>
Efficiency	\$450	\$600
One Bedroom	\$482	\$650

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**Q. Why are there different rents for the same unit size?**

The purpose of Rent Stratification is to provide EHA with a predictable income stream necessary for the operations of the facility while serving a wider range of incomes which encourages an economically diverse population.

**Q. What are the sizes of the apartments?**

Efficiency units are a minimum of 400 square feet

One Bedroom units are a minimum of 501 square feet

Most of the units are the square footages listed above. However, there are slightly larger variations of unit size, primarily due to the features of handicap accessibility, phase of construction and location with the building. If you happen to get a larger unit, it is by luck only.

**Q. How does the application process work?**

A. When a waitlist is opened, applications are accepted for the specified period of time and placed on a wait list based on the random selection method (“lottery”). EHA will maintain waitlists by stratified rent band.

**Q. I’m in a wheelchair, do you have units that will accommodate my disability?**

A. There are three fully handicap accessible units. Residents that require the features of a handicap unit will be best matched, based on availability, to units which have been designed with features, such as but not limited to, low barrier showers, grab bars, 34” countertops, upper cabinets that can be lowered for reach, etc.

**Q. How do I get my name on the Housing Authority and related entities’ waitlists?**

A. In order to apply for one of the properties waitlists, our waitlists must be “opened”. By law, the opening of a wait list requires that a public notice be published in a local and statewide newspaper. In addition, we affirmatively fair market the opening up of a waitlist to the “least likely to apply” populations as identified in the properties approved Affirmative Fair Marketing Plan.

**Q. How long is the wait?**

A. It is very difficult to predict how long you may be on the waitlist before a unit meeting your needs will become available as vacancies occur periodically. Applicants are contacted by mail annually to “preserve” or “remove” their name from the wait list. Applicants who do not respond to this mailing are removed from the property’s waitlist. Applicants are responsible to notify the Housing Authority if their

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mailing address changes while on the wait list. This ensures that Applicants will receive the future mailings and update letters.

**Q. When will I be notified that there is an apartment available for me?**

A. Millennium Real Estate Services, LLC notifies Applicants that their application has been accepted or rejected, and Applicants are notified in writing US mail. Applications that are accepted are the placed on a “waitlist” based on the rent tier(s) the applicant wished to be considered for.

**Q. I have lived in Ellington my entire life, do I have a priority over non-Ellington residents for housing?**

A. No. Both State and Federal fair housing laws do not allow the priority treatment of Ellington residents on the waitlist.

**Q. I applied years ago and have not heard anything from the Housing Authority?**

A. If you have not received an annual update waitlist letter, it is possible that you may have been removed from the waitlist. Usually this is an indication that the applicant moved and did not provide their updated mailing address. It is the Applicant’s responsibility to provide address changes directly to the Housing Authority in writing.

**Q. I’ve moved and I’m calling to update my application?**

A. All updates must be sent to the Ellington Housing Authority in writing to PO Box 416, Ellington, CT 06029.

**Q. I am about to be in a shelter?**

A. Unfortunately, the Ellington Housing Authority does not offer emergency housing. Please call 211 or go to [www.211ct.org](http://www.211ct.org) for immediate housing services.

**Q. I’m on the waitlist and I know I applied before my friend, and they just received a housing unit?**

A. While the waitlist is by application date and time or by lottery, there are other factors that are considered when offering units such as but not limited to: the number of bedrooms in the available unit, handicap accessibility, income limits, and the demonstrated ability to afford the rent.

**Q. I’m a veteran, don’t I get preference?**

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A. No. There is no preference for Veteran's at the properties.

**Q. I know there is a waitlist but I have a Housing Choice Voucher, do I get any preference?**

A. No. Placement on the waitlists are on a first come first served basis, or by lottery.

**Q. Do you accept pets?**

A. Yes, residents may keep a pet(s) but must agree to the terms and conditions of Ellington Housing Authority's Pet Policy, including but not limited to size and breed limitations, property registered and inoculated, etc.

The Pet Policy may exclude certain requirements for animals that are used to assist persons with disabilities provided that the animal has been deemed appropriate by a third-party provider. Such determinations will be made on a case by case basis.

**Q. My son/daughter called to find out what my status is on the waitlist, why couldn't you tell him/her?**

A. Due to State and Federal privacy laws, we can only release information directly to the applicant. If you would like us to speak someone other than yourself, you must submit an informational release form which would allow for the sharing of your personal information with someone other than yourself. Release forms may be obtained by calling 860-872-6923.

**Q. I have been on the waitlist before; can you simply reinstate me by placing my name back on the waitlist?**

A. No. Once an applicant is removed from a property's waitlist, they must reapply when the waitlists are re-opened.

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