



Canaan Parish Redevelopment

WELCOME HOME



Briefing Packet

- Overview of the LIHTC Program
- Application & Required documents
- Unit Layout
- (FAQS) Frequently Asked Questions



LIHTC Overview

The (LIHTC), The Low-income housing tax credit program is not a subsidized program. The rent is **NOT** based on 30% (thirty) percent of you/your household's adjusted gross income.

However, the (LIHTC) is a rent restricted, affordable housing program administered by the (IRS), Internal Revenue Service. Applicants must be income eligible and remain in compliance with the program guidelines

- **The rents for a tax credit unit are less than the (FMR), Fair Market Rent.**
- **The rent will not be adjusted according to your income.**
- **Additionally, the rents are determined according to the bedroom size.**
- **You must be able income qualified and meet the regulatory requirements.**



Application & Required Documents

Do not leave any questions blank on the application. Please write "N/A" or None" if it the question(s) does not apply to you and/or your household.

The application must be completed in its entirety
Everyone 18 years and older must provide all income and assets.

All members 18 years and older must provide the necessary document and submit/sign the and sign the required documentation.

Incomplete applications will not be processed. Our management team must have all paperwork within five (5) business days.



(FAQS) Frequently Asked Questions: Applications & Units

How do I Apply

You may visit our Management Office (186 Lakeview Avenue, New Canaan, CT) or via website at www.canaanparish.org

Application Process

Our management team will review and pre-qualify completed applications that meet the verification, eligibility, and compliance in accordance with the LIHTC, Low Income Housing Tax Credit Program

May we see the unit prior to moving in?

Yes! We will conduct site tours on a designated date and time

Can we select our unit?

The units have been pre-selected in accordance with fair housing.

(FAQS) Frequently Asked Questions: Documents & Rent

What documents do I need?

Please complete the application and submit all requested current paperwork, and we will make the necessary copies. For your convenience, we have attached the list of documents.

1 Bedroom

Unit Matrix:
(2) 1-bedroom units per floor
(8) 1-bedroom units in the building

2 bedroom

Unit Matrix: (3) 2-bedroom units per floor.
(12) 2- bedroom units in the building

3 bedroom

Unit Matrix: (5) 3-bedroom units per floor.
(20) 3-bedroom units in the building

(FAQS) Frequently Asked Questions: Amenities

Is there a washer/Dryer in the unit?

There are washer/dryer hook-ups in every unit and a card-operated laundry room on the ground level. (FYI: IF YOU PURCHASE A WASHER/DRYER IT MUST BE ELECTRIC SOME UNITS REQUIRE STACKABLE AND/OR SIDE-BY-SIDE.

Will there be assigned parking?

Yes! Your car must be registered in your and/or household member(s) name with current registration and insurance to receive a parking sticker. There is one parking space per household.

Will we have a community room and park?

Yes! The community room is located in Phase 2. There will be a basket-ball court, rain garden, and community garden with beautification and landscaped areas.

Which units have balconies?

1st first Floor:

has a patio area

2nd and 3rd Floor:
will have balconies

4th Floor will NOT have a balcony. However, there are larger windows that compliment scenic views

(FAQS) Lease, House Rules Policy & Procedures

Can I smoke on the property?

Canaan Parish Redevelopment is a smoke free community and has a No Smoking Policy which includes no smoking of any kind. Smoking is not permitted in the units, common areas, or the property.

Do you have visitor's parking?

Yes! The visitor's parking is solely for visitors and/or guests and may not be utilized for resident parking.

Do you allow pets?

No, Canaan Parish has a no pet policy and does not allow residents to breed, entertain, and/or walk pets on the property grounds, or in the unit.

Fraud

WARNING! Title 18, SECTION 1001 OF THE UNITED STATES CODE, STATES THAT A PERSON IS GUILTY OF A FELONY FOR KNOWINGLY MAKING FALSE OR FRAUDULENT STATEMENTS TO ANY DEPARTMENT OR AGENCY OF THE UNITED STATES OF AMERICA.

(FAQS) Frequently Asked Questions: Safety and Security

**Will there be
Cameras on site?**

Yes! We have cameras throughout the property and is closely monitored on site, in the stairwells, elevators, and all common areas.

**Will there be a
secured
entrance?**

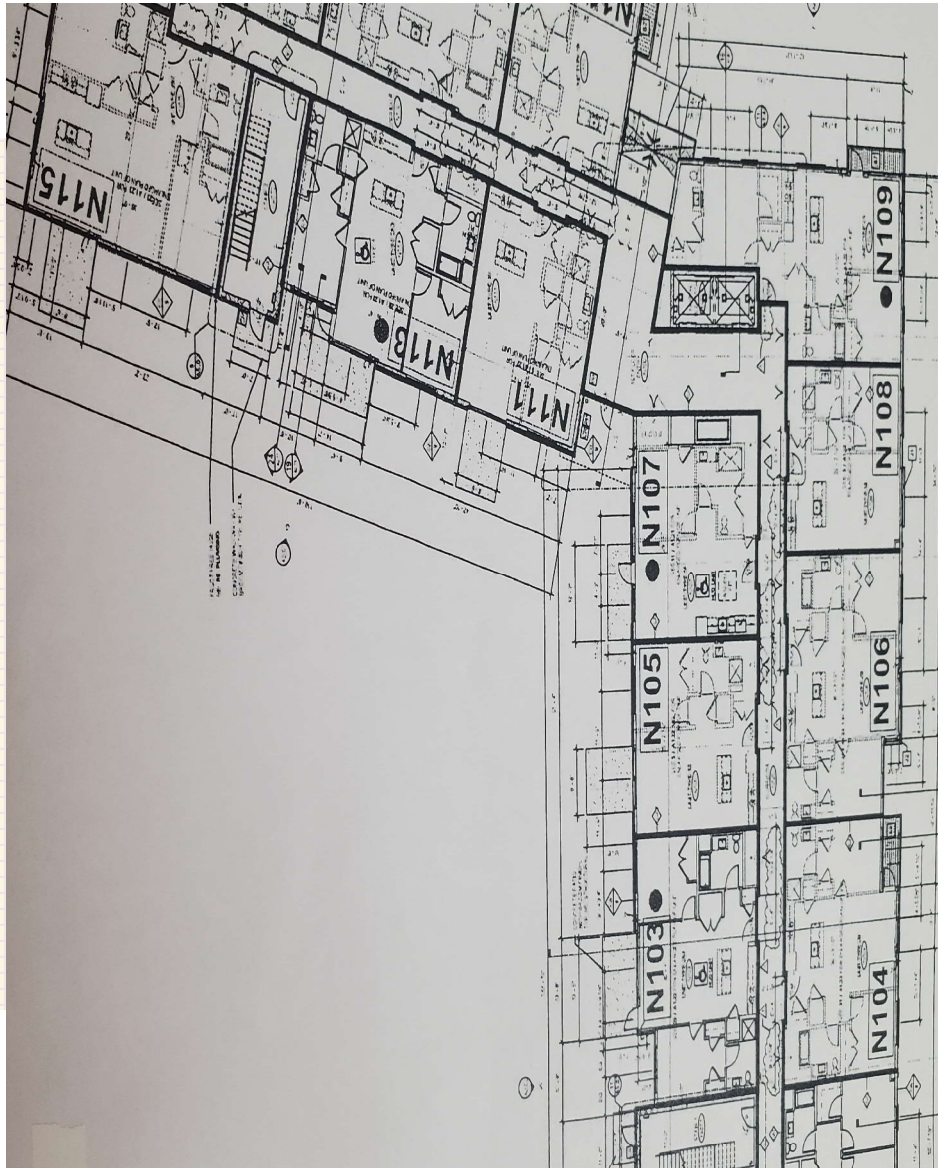
Yes! You will enter the building using your key fob. (which will have your designated ID number)

**Will we have an
intercom system?**

Yes! You will control the access of your guests/visitors through the video intercom system. You will be able to see your visitor(s) before allowing entrance to your unit.

**Will there be
utilities included
in the rent?**

No! The rent excludes utilities. You must transfer the utilities to your name prior to move-in. Please contact Eversource at 1(800)286-2000.



Unit Layout

1-bedroom approx. 683 sqft.

2-bedroom approx. 968 sqft.

3-bedroom approx. 1357 sqft.



Moving Day

Moving in: 8:00 a.m. until 8:00 p.m. excluding holidays (Please notify the management office (203)920-1103 as we will need to pad the elevators)

UTILITIES: ELECTRIC AND GAS MUST BE TRANSFERRED PRIOR TO MOVE IN

PLEASE CONTACT EVERSOURCE AT 1(800)286-2000

Management & Maintenance

The Management Office is in Phase 2. Should you have any questions and or concerns, please contact us.

Chandritta Evans, Canaan Parish Redevelopment

(203)920-1103 or via email:

Chandritta@westmountmgmt.com

Maintenance Team:

Aziz Abedlaziz, Gunnar Dombroski, and

Giovanni Rojas

Emergency work orders after hours, holidays, and weekends (203)652-1614

