

**HYDE PLACE
46 RAILROAD STREET
LEE, MASSACHUSETTS 01238**

41 total units
30 One Bedroom (3 handicapped accessible)
11 Studio (2 handicapped accessible)

Eligibility Guidelines- Applicants must be at least 62 years of age, or in need of an accessible unit in accordance with **the requirements** set forth for **HUD** 202 projects and must fall within the income limits **as** listed below.

****** Applicants for studio apartments must be at least 60 years of age, or in need of an accessible unit in accordance with **the requirements** set forth for **HUD** 202 projects and must fall within the income limits **as** listed below. (Exp. 2/2011)

Income Limits (maximum annual income allowable, effective (05/14/2010).

One Person \$27,400 (\$43,800) Two People \$31,300 (\$50,050*)

*Applicants may have income up to these amounts but preference is given to applicants falling within the lower amounts.

Income includes social security, SSI, pensions, wages, alimony, interest, dividends, and 2% of all non income producing assets or assets disposed of for less than fair market value. There is no asset limitation.

Rents - Rents are based on 30% of monthly income with allowances for ongoing medical expenses and electricity. Heat, hot water, and appliances are included in the rent.

Building and Apartment Features - Hyde Place is conveniently located on Main St., in Lee where shopping, churches, post office, library and banks are easily accessible. There is also bus service to Pittsfield and other area towns. These apartments were newly constructed in January 1985.

There is an on site resident manager and maintenance service and two furnished community rooms (one with a kitchen) for the tenants use. There is an elevator, coin operated laundry room and an outdoor sitting area. The town senior center offers lunches and other various activities. The building has locked entry doors and is equipped with an intercom system and each apartment contains emergency pull cord system, heat and smoke detectors for added safety and security.

Pets - Pets are allowed in accordance with Berkshire Housing's pet policy.

Social Services Department - A Social Service Coordinator is on staff at Berkshire Housing to assist residents with assessment and provide coordination of needed services for a healthy, safe and happy living environment.

Waiting List Selection - Waiting list selection will be done on a first come first serve basis in accordance with date and time of application. Apartments are rented without regard to race, color, religion, sex national origin, handicap or familial status. Federal law prohibits the discrimination against individuals with handicaps. Upon request, reasonable accommodations will be made to rules, policies, practices and services making them accessible and permit assistive animals when they provide tenants with equal housing opportunities.

For information on availability, please call Berkshire Housing at 499-4887 or the resident manager at 243-3335.