

**EPWORTH ARMS
350 WEST STREET
PITTSFIELD, MASSACHUSETTS 01201**

39 total units
27 One Bedroom (3 handicapped accessible)
11 Studio
1 Two bedroom (resident managers unit)

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.

***FOR STUDIOS ONLY**, applicants must be at least 60 years of age or in need of an handicapped accessible unit (effective 8/22/05)

Income Limits (maximum annual income allowable, effective (12/1/2012)

One Person \$28,700 Two People \$32,800

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 - Epworth Arms is located close to downtown Pittsfield and is accessible by car, bus or walking. There is a convenience store and church next to the property. These apartments were newly constructed in October 1988.

There is an on site resident manager and maintenance service and furnished community room with a kitchen for the tenants use. There is a coin operated laundry room, elevator and an outdoor sitting area and ample parking. The building is equipped with an intercom system and each apartment contains emergency pull cord system, heat and smoke detectors for added safety and security. There is an automatic door opener at the main entrance of the building for easy access by the elderly and handicapped tenants.

Resident Services Department - A Resident 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.

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

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 499-1630 or the resident manager at 499-8772.