



CUMBERLAND COURT FAMILY HOUSING PROGRAM INFORMATION

The Cumberland Court Housing Commission has available 72 family housing units consisting of two and three bedroom units located on Cumberland Trail in the city of Oshkosh. Persons who wish to rent a family dwelling unit must meet a number of requirements in order to be eligible as a tenant. The major requirements and a short description of the project facilities are listed below:

ELIGIBILITY

Applicants must meet all applicable income limit requirements. An applicant must qualify as a family. The term family includes: (1) a single or married person with a minor aged dependent (s); (2) a single or married couple with dependant (s) having a full-time student status; or (3) a handicapped or disabled person as defined by the Social Security Act or a doctor's certificate which requires such individual living together with another person who is essential to their care or well being.

ASSET LIMITATIONS

There are no asset limitations. Assets include all liquid and real property including savings accounts, stocks, bonds, IRA'S, checking accounts and real estate. It does not include personal property.

In determining income for eligibility, income received from assets of \$5,000 or less shall be included. If assets are more than \$5,000, income for eligibility shall include the greater of (1) actual income from assets, or (2) 2 percent of asset value.

MONTHLY RENT & SECURITY DEPOSIT

The monthly rent is calculated at 30% of your gross *adjusted* monthly income. Deductions from your gross income for the purposes of determining your monthly rent can be made, including \$480 for each minor dependent; Child care expenses- for the care of children under 13 years of age, but only where such care is necessary to enable a family member to be gainfully employed or to further his or her education; and other unusual expenses as determined by HUD regulations.

A security deposit is required of each resident. This is a one-time fee and will be returned to you when you vacate your apartment less any charges for damages or delinquent rent. The amount of the security deposit is equal to one months rent.

UTILITIES

The resident is responsible for the cost of (1) electricity, (2) telephone & internet, and (3) cable TV. Currently, the landlord is responsible for heat and hot water.

UNIT DESCRIPTION

The individual units consist of two and three bedrooms, 1 bath (2 bedroom) 1 ½ baths (3 bedroom) , living room, and a kitchen with a gas range and a refrigerator. The 3 bedroom units have a private basement and the 2 bedroom units have a shared basement with storage units for residents, along with laundry rooms with coin operated washer/dryer. Throughout the unit, the floor covering is vinyl tile. Residents may carpet their units as they wish.

Pets, except for fish and small caged birds, are not permitted. Residents are responsible for keeping their units clean and orderly at all times. Lawn care is the responsibility of the landlord as well as snow removal. The residents of the 3 bedroom units are responsible for shoveling their entry walk.

APPLICATION PROCEDURES

Applications can be obtained the following ways:

- Access an application online at www.ohawcha.org. Mail the completed application to Oshkosh Housing Authority, PO Box 0397, Oshkosh, WI 54903
- Request an application by mail. Call 920.424.1470 and follow the menu directions. Don't forget to provide your name and mailing address.
- Stop in at the Oshkosh Housing Authority main office located at 600 Merritt Avenue, Oshkosh, WI and pick an application up in person.

CONTACT INFORMATION

OSHKOSH HOUSING AUTHORITY CUMBERLAND COURT COMMISSION

P.O. BOX 0397

600 Merritt Ave, Oshkosh, WI 54903

(920) 424-1470 Ext. 138 (920) 424-1479 TDD

Fax: 920.424.1474

www.ohawcha.org

The Cumberland Court Housing Commission does not discriminate on the basis of race, color, religion, sex, age, sexual preference, national origin, familial status, or disability in the admission or access to, or treatment or employment in, it's federally assisted programs and activities.

