



WORK FORCE HOUSING

Program Overview & Qualification Guidelines

Founders Square · Windsor, Connecticut

At **Founders Square**, we take pride in being part of a welcoming and connected community. As part of this commitment, a select number of apartment homes are offered through our **Work Force Housing Program**.

These apartment homes feature the **same floor plans, finishes, and full access to amenities** as every residence at Founders Square. The only difference is that they are **reserved for households that meet state-established income qualification guidelines**, currently set at up to **80% of the Area Median Income (AMI)** for the Town of Windsor.

This program expands access to high-quality apartment living within the community while maintaining a consistent living experience for all residents.

Who May Qualify

Eligibility is based on:

- Household size, and
- Household income that falls **within the state-defined income limits** for up to 80% AMI.

You may be a good fit for the program if:

- Your household income is **at or above** the standard rental qualification minimum, and
- Your household income is **at or below** the published maximum income guidelines for your household size.

These guidelines are updated annually by the state.

Current Flat (Studio), and 1-Bedroom Inclusive Community Program Income & Rent Guidelines

Studio - \$1774/month		
	Lowest Combined Income (2x)	Highest Combined Income 3x+
1 Person	\$46,124/yr	\$70,960/yr
2 Person	\$46,124/yr	\$81,040/yr
3 Person	\$46,124/yr	\$91,200/yr
1 Bedroom - \$1900/month		
1 Person	\$49,400/yr	\$70,960/yr
2 Person	\$49,400/yr	\$81,040/yr
3 Person	\$49,400/yr	\$91,200/yr
4 Person	\$49,400/yr	\$101,280/yr

Note: Meeting minimum and maximum income thresholds does **not** guarantee availability. Program homes are limited and may vary throughout the year.

Resident Selection Criteria

All applicants - whether applying for a home through the Work Force Housing Program or for any standard market-rate residence - will complete the **same screening process**, which includes:

- Standard rental application
- Income verification
- Credit history review
- Criminal background screening
- Landlord or rental history review

This ensures a **consistent and Fair Housing-compliant** process for all applicants.

Additionally, under the **Work Force Housing Program**, households must meet the **income eligibility limits** for up to **80% of the Area Median Income (AMI)**, adjusted for household size. Rent and income limits are updated **annually** based on state guidance.

At Founders Square, **20% of the community's 120 apartment homes** are reserved under this program.

Next Step: Individualized Conversation

This document is intended to help you determine whether your household **may** qualify.

If you believe your household income falls within the program guidelines - or if you would like assistance determining eligibility - please contact us.

Email (Work Force Housing Program only): FoundersCommunity@Corridorpm.com

A member of our team will:

- Answer your questions
- Provide the most up-to-date availability information
- Guide you through next steps if you choose to move forward

There is **no obligation** to apply.

Our Commitment to Fair Housing

Founders Square is proud to be an **Equal Housing Opportunity** community.

All applicants, whether applying for a home reserved under the program or a standard market-rate residence, go through the **same screening process** and are treated **equally and respectfully**.

