

Affordable Housing In Chester Windsor County, Vermont

- Depot Street. 517 Depot St. **Chester, Vermont.**
- **Chester Apartments.** 110 Senior Circle. **Chester, Vermont. Subsidized.**
- **Pleasantbrook Apartments.** 130 Pleasant St. **Chester, Vermont. Subsidized.**

Pleasantbrook Apartments

19 Pleasant St, [Chester](#), [Vermont](#) 05143

Pleasantbrook Apartments Details

- 24 bedroom units.
- Section 515 Rural Rental Housing
- Section 521 USDA Rental Assistance

Section 515 Rural Rental Housing

This property has received funding in part through the Section 515 Rural Rental Housing (Section 515) program. Very low, low, and moderate income families, elderly persons, and persons with disabilities are eligible to live at this property. Persons or Families living in substandard housing have priority for tenancy.

Section 521 USDA Rental Assistance

The property participates in the USDA Rural Development Rental Assistance program. This rental subsidy, available only to USDA Section 514, 515 and 516 properties, ensures renters only pay 30% of their adjusted income towards rent. USDA Rural Development Rental Assistance may not be available for all units at this property.

Owned and Managed by SK Management

Contact info

Address:

P.O. Box 250
New Ipswich, NH 03071

Email: bcard@skcompanies.com

Website: www.skcompanies.com

Phone: [\(603\) 878-2400](tel:(603)878-2400)

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Depot Street

517 Depot St, [Chester, Vermont](#) 05143

The Chester-Gage buildings, both rich with history and integral to their communities, have been revitalized for quality, affordable living. Both location offer convenient locations close to many amenities. Heat and Hot Water are included in the rent. Affordable rental rates. Income limits do apply.

Depot Street Details

- 12 one bedroom units.
- HOME Investment Partnerships Program

Unit Amenities

- Heat and Hot Water Included

HOME Investment Partnerships Program

This project has received some funding from a participating jurisdiction (local or state government agency) through the HUD HOME Investments Partnerships Program (HOME). In projects with five or more HOME-assisted units, at least 20% of these units must be occupied by families earning 50% or less of area median income (AMI). All other HOME-assisted units must be occupied by families earning 80% or less of AMI, but in practice most are reserved for families earning 60% or less AMI. Maximum monthly rent is capped with a Low HOME Rent for <50% AMI units and a High HOME Rent for the remaining HOME-assisted units. Contact the property directly for the specific dollar amount of these rent caps.

Depot Street is managed by [Stewart Management Company](#).



About Stewart Property Management

Stewart Property Management, Inc. is a full service management company located in Bedford, NH. We manage affordable housing in New Hampshire, Vermont, Maine and Massachusetts. We currently manage over 110 properties located in these states.

Many individuals in the Company have substantial backgrounds in government housing programs, combining experience with expertise in the management of complex programs.

With little personnel turnover Stewart Property Management is able to maintain its position as a leader in the provision of management services to government assisted housing developments.

Stewart Property Management earns its business through performance. The growth of our portfolio, which started with two properties in 1988, attests to the confidence of our owners in the work we do. We continue to manage our first two properties attesting to our long-term commitment to provide the best management services to our owners.

We enjoy strong relationships with the regulatory agencies which oversee the properties we manage, including the US Department of Housing and Urban Development, US Department of Agriculture-Rural Development, New Hampshire Housing Finance Authority, Vermont State Housing Authority, Vermont Housing Finance Agency, and Vermont Housing and Conservation Board.

Chester Apartments

110 Senior Circle, [Chester](#), [Vermont](#) 05143

Chester Apartments are located on Main Street in the very quaint and picturesque town of Chester Vermont. Chester is a short distance from Springfield, Vermont and approximately 45 minutes from Manchester, Vermont. Social activities, Visiting Nurses and Meals on Wheels are all available on site. Chester Apartments is a short walk to shopping and restaurants.

Units

| Unit (Bd/Ba) | Ft ² | R lr |
|-----------------|-----------------|---------|
| 1 Bedroom (1/1) | - | |

Chester Apartments Details

- 36 one bedroom units.
- Water and Sewer utilities included in rent
- Electricity utility included in rent
- Heat utility included in rent
- Section 8 Project-Based Rental Assistance

Property Amenities

- Community Room
- Organized Activities
- On-Site Parking
- Coin-Operated Laundry
- 24 Hour Maintenance

Unit Amenities

- Handicapped Accessible
- Utilities Included

Nearby Amenities

- Close to Shopping
- Near Restaurants

Section 8 Project-Based Rental Assistance

Since this property has a Project-Based Section 8 contract with HUD, some or all of the rents at this community are based on tenant incomes. Tenants leasing units

participating in the Section 8 Project-Based Rental Assistance program typically contribute less than 30% of their adjusted income towards rental costs.

Chester HUD Rental Assistance Income Qualifications

Generally, households earning up to the income limit in the table below for their household size are eligible for units participating in a HUD rental assistance program in Chester but actual income limits may differ for units at Chester Apartments.

| | |
|-----------------|-----------------|
| AMI Band | 1 Person |
| 30% | \$16,600 |

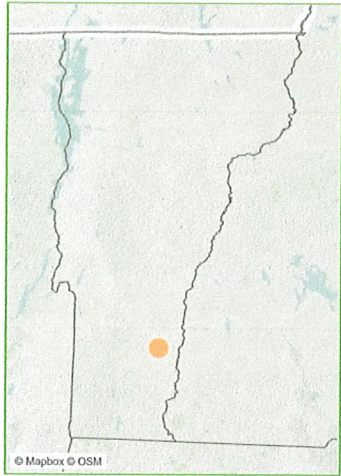
Chester Apartments is managed by [THM Property Management](#).



THM PROPERTY MANAGEMENT SERVICE

129 Lincoln Avenue, Suite A • Manchester Center, VT 05255
802-362-4663 • fax 802-362-6330 • tdd 800-545-1833 x 326 or 175

THM provides property management services for low income and elderly housing in Vermont and New Hampshire



Chester

Chester



Households

| | | | |
|---------|---------|---------|-------|
| Vermont | 260,029 | Chester | 1,297 |
|---------|---------|---------|-------|



Homeless individuals (One Night Count, 2020)

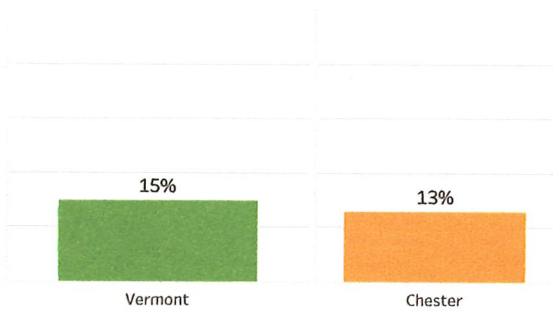
| | | | |
|---------|-------|--------|-----|
| Vermont | 1,110 | County | 113 |
|---------|-------|--------|-----|



Median household income

| | | | |
|---------|----------|---------|----------|
| Vermont | \$61,973 | Chester | \$57,250 |
|---------|----------|---------|----------|

% of households paying more than 50% of income towards housing expenses



Median household income of town's residents as percentage of countywide median

Chester
90%

% of town's workforce that live in a different town



Chester
58%

Average annual increase in households



| | | | |
|---------|-------|---------|--------|
| Vermont | 0.20% | Chester | -1.07% |
|---------|-------|---------|--------|

Median primary home sale price

| | |
|---------|-----------|
| Vermont | \$245,000 |
| Chester | \$197,250 |

Median year homes built

| | |
|---------|------|
| Vermont | 1974 |
| Chester | 1972 |

Median days on market

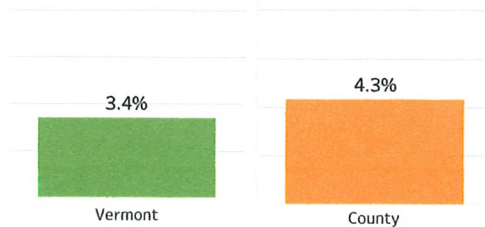
| | |
|---------|-----|
| Vermont | 90 |
| County | 102 |

Median gross rent



| | |
|---------|-------|
| Vermont | \$985 |
| Chester | \$765 |

Rental vacancy rate



Explore the data

Data summary

Select a community to view summary

Community

| | Vermont | Community |
|---|-----------|-----------|
| Households | 260,029 | |
| Number of homeless individuals (county level) | 1,110 | |
| Median household income | \$61,973 | |
| Median household income as % of countywide median | | |
| % of severely cost-burdened households | 15% | |
| % of location's workers commuting in from other towns | 67% | |
| Average annual % increase in housing stock | 0.20% | |
| Median home sale price | \$245,000 | |
| Median days on market (county level) | 90 | |
| Median gross rent | \$985 | |
| Rental vacancy rate (county level) | 3.4% | |

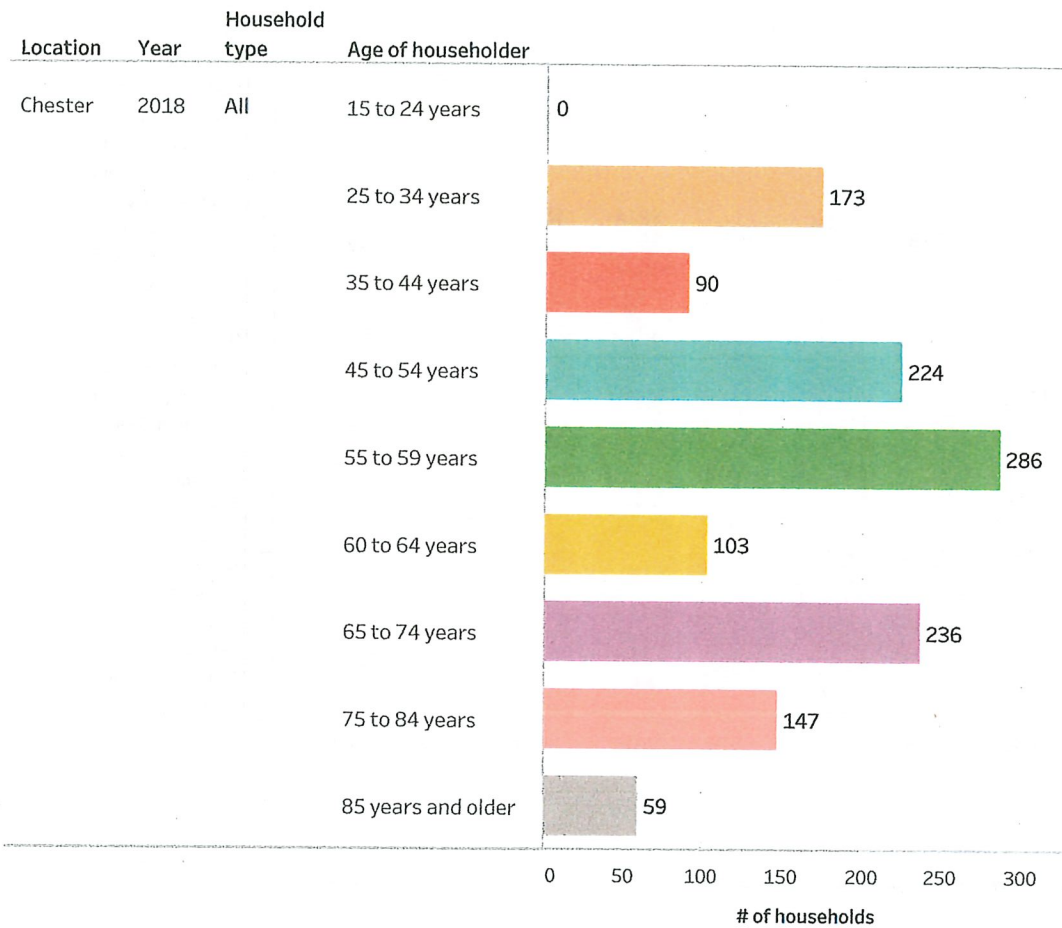
Double click on the table under the community name, then click the download button at very bottom of page to download data.

Estimated households by tenure and age of householder

- Year
- 2010
 - 2016
 - 2017
 - 2018

- Household type
- All
 - Owner
 - Renter

- Location
- Vermont
 - Addison County
 - Bennington County
 - Caledonia County
 - Chittenden County
 - Essex County
 - Franklin County
 - Grand Isle County
 - Lamoille County
 - Orange County
 - Orleans County
 - Rutland County
 - Washington County
 - Windham County
 - Windsor County
 - Addison
 - Albany
 - Albany Village
 - Alburgh
 - Alburgh Village

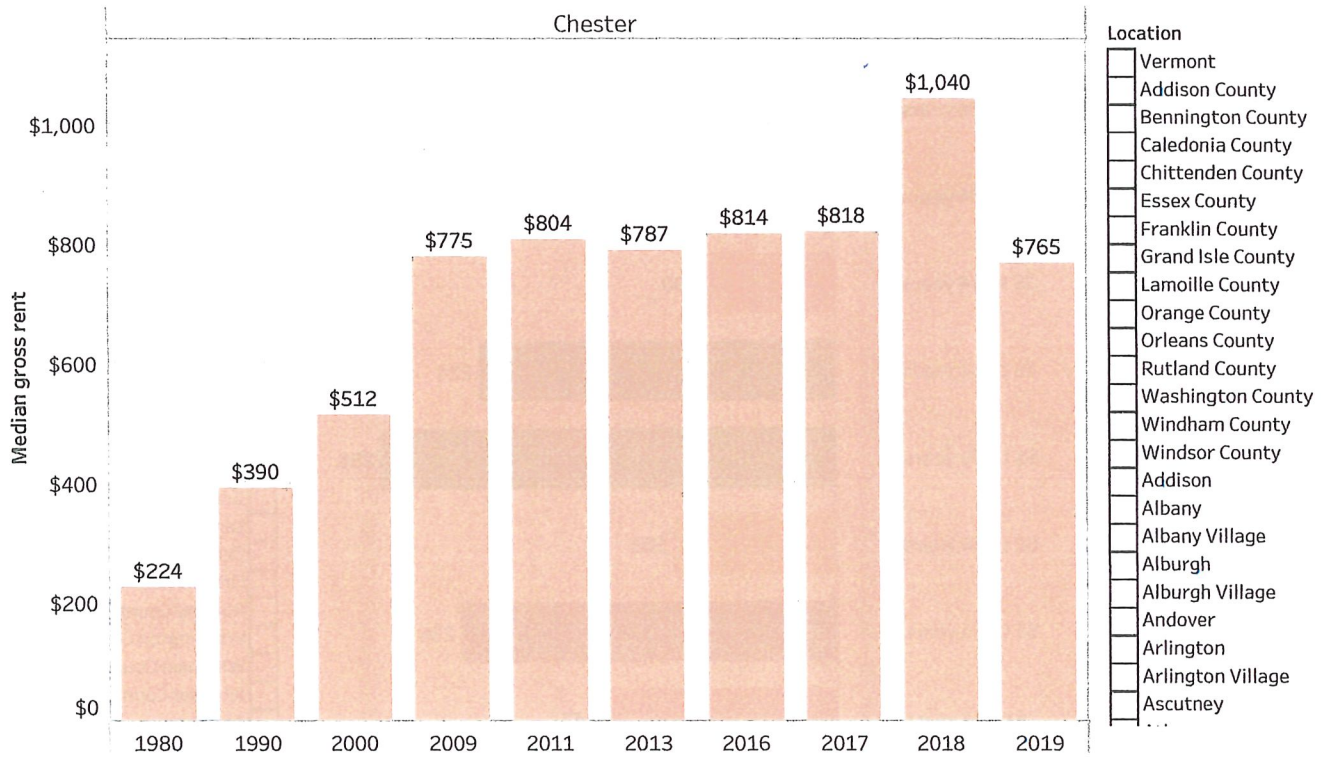


Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25007)

Description:
The householder refers to one of the people in whose name the housing unit is owned or rented or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either partner. Since there is only one householder per household, the number of householders is equal to the number of total households. A household includes all the people who occupy a housing unit as their usual place of residence. A housing unit is defined as owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied.

Median gross rent estimates

Year
All



Source:

U.S. Census Bureau: American Community Survey 5-year estimates (Table B25064), US Decennial Census (for years prior to 2010)

Description:

Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity and water and sewer) and fuels (oil, gas, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). The median rent is the middle value when rents are arranged from lowest to highest.

Note: When a large portion of a town or village's rental housing stock consists of subsidized affordable housing, the surveyed median gross rent may be lower than market rents. When conducting a housing market study, review the *Apartments with project-based public subsidies* page to assess the composition of area housing stock.

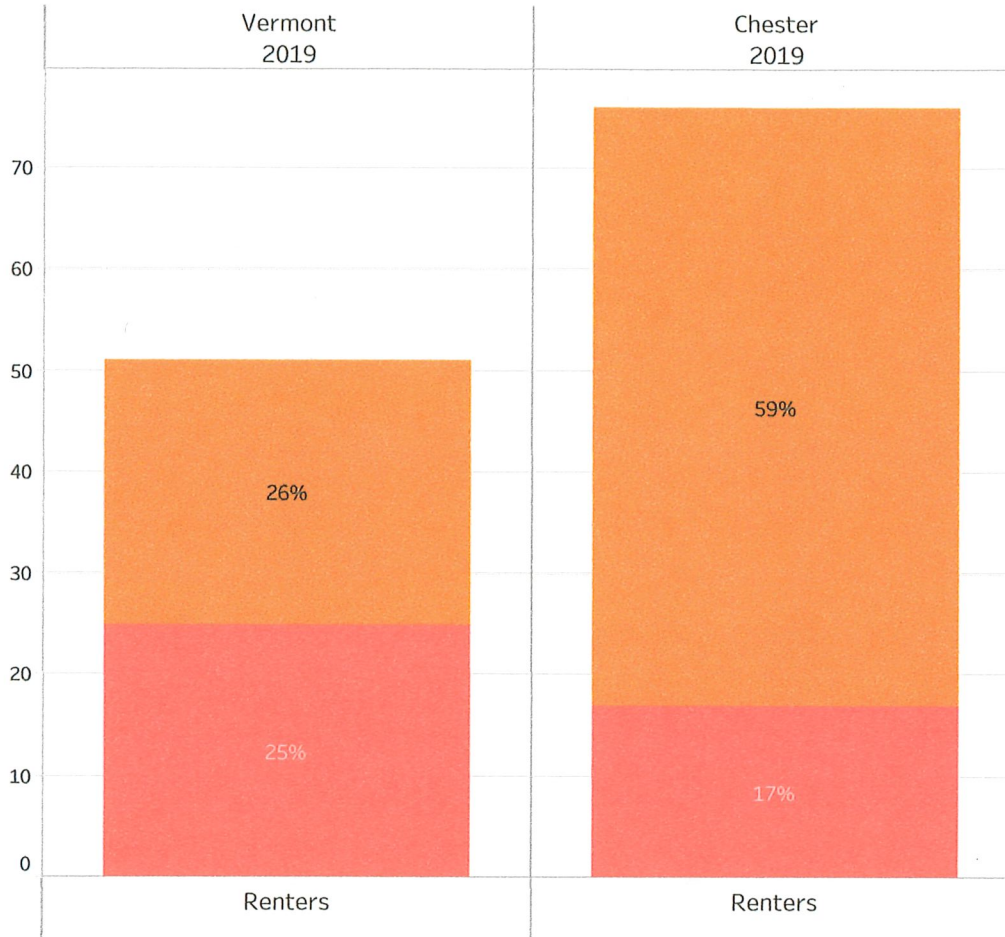
Households by housing costs as a percentage of household income

Year
2019

Select a view to display:
 % of all households
 Households

Cost burden level
 Paying 30-49% income
 Paying 50% income or more

Household type
 All
 Owners
 Renters



Cost-burden level
 Paying less than 30% inc..
 Paying 30-49% income
 Paying 50% income or mo..

Location
 Vermont
 Addison County
 Bennington County
 Caledonia County
 Chittenden County
 Essex County
 Franklin County
 Grand Isle County
 Lamoille County
 Orange County
 Orleans County
 Rutland County
 Washington County
 Windham County
 Windsor County
 Addison
 Albany
 Alburgh
 Andover
 Arlington
 Athens
 Averill

Source:

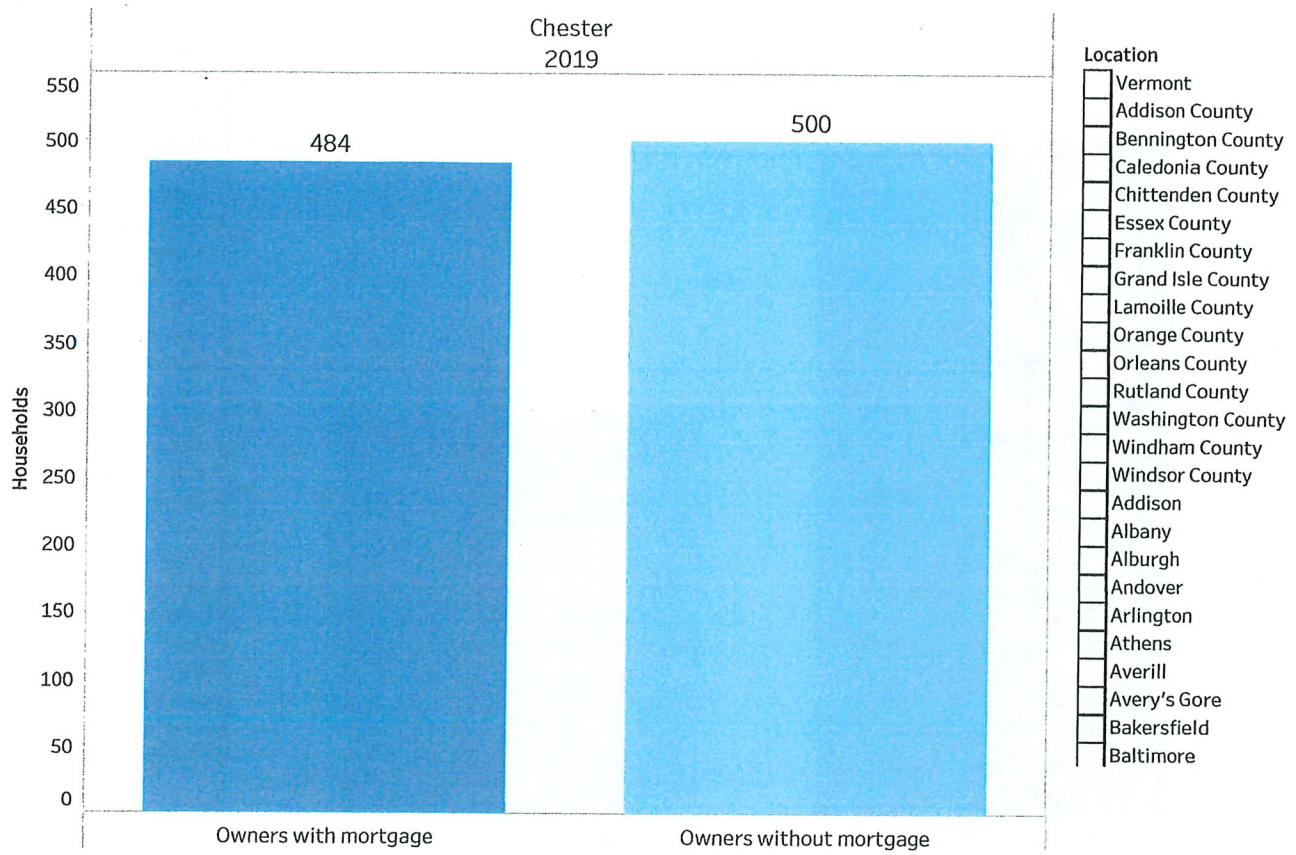
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25070, B25091)

Description:

This table shows households by housing expenses as a percentage of monthly household income. This can include rent, mortgages, real estate taxes, various insurances, mobile home costs, and/or condominium fees as well as the estimated average monthly cost of utilities. 30% is the federal standard of housing affordability. When households spend more than 30% of their income on rent, it can be difficult to afford other basic necessities such as food, transportation, and healthcare. Households spending more than 30% are considered cost-burdened, and households spending more than 50% are considered severely cost-burdened.

Homeowners by mortgage status

Year
2019



Source:

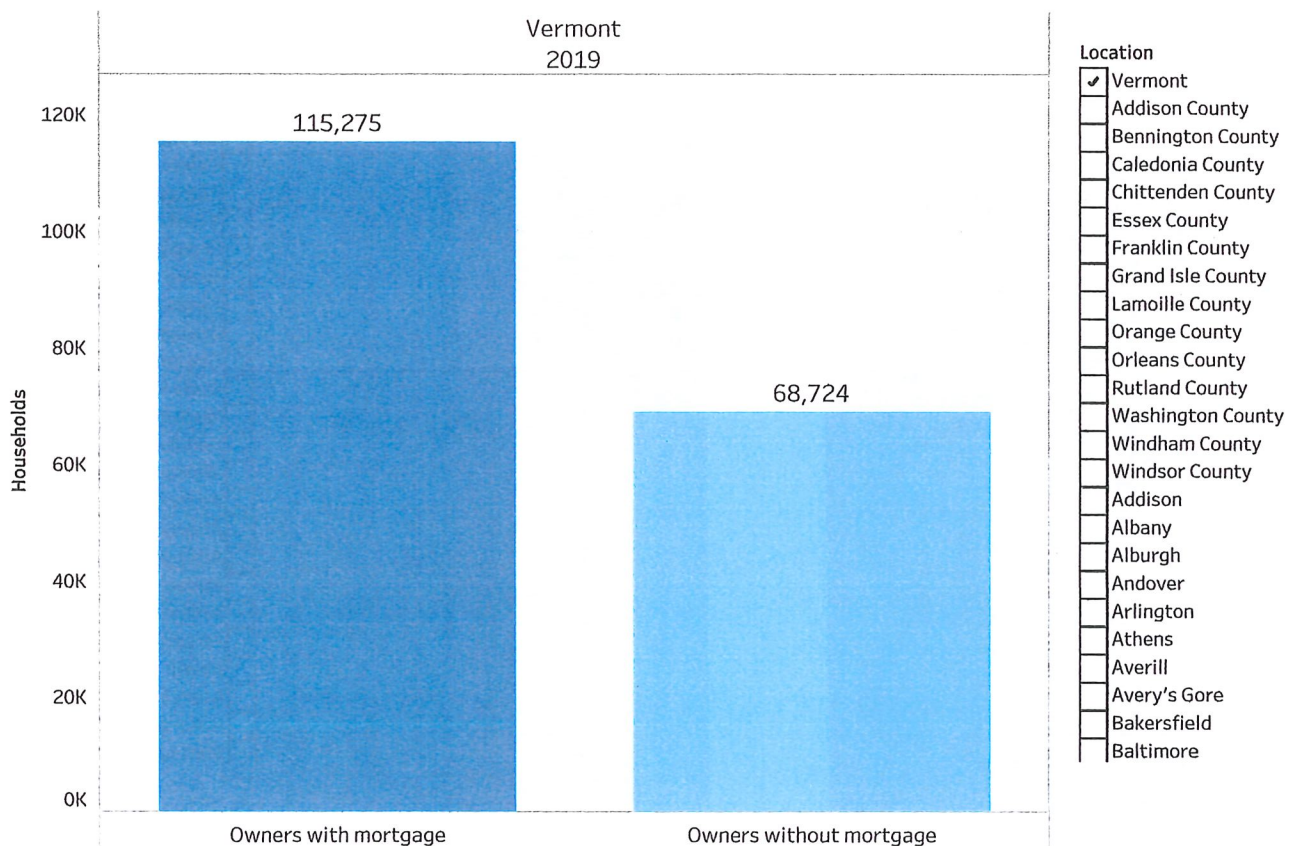
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25091)

Description:

A housing unit is defined as owner occupied if the owner or co-owner lives in the unit full-time (vacation homes are excluded). A mortgage refers to all forms of debt where the property is pledged as security for repayment of the debt, including deeds of trust, contracts to purchase, land contracts, second mortgages, and home equity loans. Homes owned without a mortgage are free and clear of debt.

Homeowners by mortgage status

Year
2019



Source:
U.S. Census Bureau: American Community Survey 5-year estimates (Table B25091)

Description:
A housing unit is defined as owner occupied if the owner or co-owner lives in the unit full-time (vacation homes are excluded). A mortgage refers to all forms of debt where the property is pledged as security for repayment of the debt, including deeds of trust, contracts to purchase, land contracts, second mortgages, and home equity loans. Homes owned without a mortgage are free and clear of debt.