



## **520 Centre Street**

Live in the heart of opportunity and history! Bath Housing is bringing 18 new apartments to Bath in summer 2025. Perfectly located near downtown Bath and major employers, this modern, sustainable building includes fair rents, great amenities, and unbeatable convenience.

## **Frequently Asked Questions (FAQ)**

### **1. What is 520 Centre Street?**

This new, sustainable apartment community offers high-quality housing at affordable rates for households earning up to 80% of the Area Median Income (AMI). The property features 18 two-bedroom apartments. Bath Housing's administrative offices will be located on the ground floor.

### **2. Who qualifies to live here?**

Households with an annual income at or below 80% of the Area Median Income (AMI) for Sagadahoc County, Maine qualify. Income limits vary by household size. Additional screening criteria will apply, including rental history and background checks.

### **3. What are the income limits?**

Income limits are based on local AMI data and change annually. For the most up-to-date income qualifications, please visit [bathhousing.org](http://bathhousing.org). Currently, household income cannot exceed:

- 1-person: \$54,500
- 2-person: \$62,300
- 3-person: \$70,100

Monthly household income must be at least 2.5 times the rent amount. If this will not work for you, please contact our office about other options.

### **4. What types of apartments are available?**

All apartments have two bedrooms. Square footage is between 740 and 819. Each unit includes a full-size electric oven and fridge.

### **5. What amenities are included?**

The building has an elevator, secure access, and a security camera system. Residents will enjoy access to the on-site laundry room with app-based washers and dryers, an indoor bike storage room, E/V chargers, and landscaped outdoor spaces. All apartments have air conditioning. All units are wired for fiber. This is a pet-friendly community per Bath Housing's pet policy. On-site parking is available with no more than one space per apartment.

The campus is a non-smoking campus. Bath Housing has 24/7 maintenance. It is centrally located to a City of Bath Bus Stop. It's within ½ mile from Morse High School, the Bath Area Family YMCA, Shaw's Shopping Plaza and Rocky's Ace Hardware. It is within 1 mile from downtown Bath and Bath Iron Works.

### **6. How much is the rent?**

Rents are established based on the 80% AMI guidelines published by the US Department of Housing and Urban Development. Exact pricing is subject to change annually. Rent includes utilities (all electric, heat, hot water, A/C) and garbage collection. Tenants will pay for cable, internet, and phone -- and are encouraged to carry renters insurance. A security deposit of one-month's rent will be required.

### **6. Is there an application fee?**

No. Bath Housing does not charge application fees.

### **7. How do I apply?**

Interested parties can request to be placed on the *Interest List*. About two months prior to opening, Bath Housing will send full applications to everyone on the *Interest List*. Applications will then be processed on a first-come, first-served basis. Required documents will include proof of income, identification, and rental history.

### **8. Will there be a waiting list?**

Once the building is fully leased up, Bath Housing will not keep a waiting list. Any vacancies will be posted per our normal process.

### **9. What is the lease term?**

The initial lease will be 12-month leases, with renewal options available.

### **10. When will the apartments be available for move-in?**

We anticipate move-ins to begin in July 2025.

### **11. Where can I get more information?**

Visit [bathhousing.org](http://bathhousing.org) or call our administrative office at 207-443-3116.

### **12. Tell me more about the sustainability features?**

#### **Energy Efficiency**

- High-performance insulation (R-67 roof, R-31 walls, R-10 slab)
- VRF Central Heat Pump system for efficient heating/cooling
- LED lighting throughout the building
- Energy Recovery Ventilation (ERV) for continuous fresh air and heat exchange

#### **Sustainable Materials & Construction**

- Locally sourced materials
- Offsite panelized construction to reduce waste
- Cross-laminated timber (CLT) elevator shaft for efficiency and sustainability

#### **Renewable Energy**

- 30kW rooftop solar system offsets 25-33% of the building's electricity usage
- E/V charging stations

#### **Water Efficiency**

- Low-flow fixtures and water-efficient landscaping

#### **Health & Well-being**

- ERV system for improved indoor air quality
- Low-VOC finishes for a healthier living environment