

AFFORDABLE HOUSING LOTTERY READY RENTERS WAIT LIST APPLICATIONS BEING ACCEPTED NOW!

EQUAL HOUSING OPPORTUNITY



APPLY NOW! The Cape Cod Ready Renters Program is currently accepting applications for its General Wait List. The Cape Cod Ready Renters General Wait List is used to select tenants for over 40 existing affordable rental units in Yarmouth, Dennis, Barnstable, Orleans and Falmouth, MA. The units are studios, one-bedroom, two-bedroom, three-bedroom, and four-bedroom.

The rents and income limits vary per address. Monthly rent ranges are: One-bedroom units: \$855 - \$1,740; Two-bedroom units: \$950 - \$1,958; Three-bedroom units: \$950- \$2,174; Four-bedroom units: \$950 - \$2,349. Depending on the development, units are limited to households earning less than 80% of the Area Median Income or 65% of the Area Median Income. These maximum eligible incomes are listed below. Other requirements apply. Most units require a payment of first/last month's rent plus security deposit. There are no subsidies associated with these unit, however, households with rental vouchers are encouraged to apply.

2022 Barnstable MSA Income Limits; see www.huduser.org						
Household size	1 person	2 persons	3 persons	4 persons	5 Persons	6 Person
80% Income Limit	\$60,900	\$69,600	\$78,300	\$86,950	\$93,950	\$100,900
65% Income Limits	\$49,481	\$56,550	\$63,618	\$70,646	\$76,334	\$81,981

INFORMATION SESSION is BEING HELD in PERSON and VIA BY ZOOM WEBINAR:

INFORMATION SESSION

(This session is being held in person and via Zoom Webinar)

SEPTEMBER 19, 2022 at 6 PM

In Person: Conference Room A
Yarmouth Town Hall

1146 Route 28, South Yarmouth, MA

This location is accessible. Call 508-398-2231 x 1275 (TDD 508-398-2231) to request reasonable accommodations.

By virtual Zoom Webinar:

<https://us02web.zoom.us/j/87372061652?pwd=OWt4eA42REszbkZzVEU5N0FwbXUyQT09>

Webinar ID: 873 7206 1652 Passcode: 980873

Or Dial In: (646) 931 3860 or (929) 205 6099

Webinar ID: 873 7206 1652 Passcode: 980873

TO REQUEST AN APPLICATION CONTACT:

Mary Waygan, Town of Yarmouth
1146 Route 28, South Yarmouth, Ma

mwaygan@yarmouth.ma.us

508-398-2231 x1275

APPLICATION DUE DATE:

3 PM November 3, 2022

Applications must be delivered or postmarked by the deadline of 3 PM November 3, 2022. Applications postmarked by the deadline must be received no later than 5 business days from the deadline

ALL APPLICATIONS MUST BE RECEIVED BY:

Plymouth Redevelopment Authority
26 Court Street, Plymouth, MA, 02360
By 3 PM November 3, 2022

DIRECT ALL QUESTIONS ABOUT APPLICATION TO:

Plymouth Redevelopment Authority
26 Court Street, Plymouth, MA, 02360
(508) 747-1620 Ext. 10147

DIRECT ALL QUESTIONS ABOUT APARTMENTS TO:

Mary Waygan, Town of Yarmouth
1146 Route 28, South Yarmouth, Ma

mwaygan@yarmouth.ma.us

508-398-2231 x1275

Successful applicants shall be ranked by lottery; this lotteried list shall be used to select the tenants to fill vacancies at the Cape Cod Ready Renters affordable apartments located in Yarmouth, Barnstable, Orleans and Falmouth, MA. The lottery will consist of all qualified applications received by the deadline. All applications must be submitted to the Plymouth Redevelopment Authority.

Affordable Housing Lottery Application Ready Renter General Wait List



APPLICATION DEADLINE: NOVEMBER 3, 2022 at 3 PM

The **Cape Cod Ready Renters Program** is currently accepting applications for its General Wait List. You **must** apply using this application to be included in this lottery and in order to be considered when filling vacancies at over forty (40) affordable rental Ready Renter units. Your completed application must be received by NOVEMBER 3, 2022 by 3 P.M. by the **Plymouth Redevelopment Authority, 26 Court Street, Plymouth, MA 02360**. Applications must be delivered or postmarked by the deadline of 3 PM November 3, 2022. Applications postmarked by the deadline must be received no later than 5 business days from the deadline. Applications received after the deadline will not be processed for the lottery. Application which are incomplete will not be accepted. **NO EXCEPTIONS! READ THESE INSTRUCTIONS CAREFULLY!**

Qualified applications should indicate on page 3 of this application the towns in which they want to live. Residents of other towns and cities may apply.

Successful applicants shall be ranked by lottery; this list shall be used to select the tenants to fill out-year vacancies at over forty (40) existing Ready Renters affordable rental units in Yarmouth, Dennis, Orleans, Barnstable and Falmouth. Getting on this list does not guarantee you housing, but it does mean that when there is an availability, you may be called. **If you are called, you will then have an opportunity to view the unit and decide if you want to rent it. At that time, you will need to submit a longer FINAL APPLICATION and documentation for certification of income eligibility prior to leasing.** Households with rental vouchers are encouraged to apply. **THIS IS AN EQUAL HOUSING OPPORTUNITY.** Households must remain income eligible to rent an affordable unit. You will be required to provide a first/last month's rent payment and a security deposit. Depending on the development, units are limited to households earning less than 80% of the Area Median Income or 65% of the Area Median Income. These maximum eligible incomes are listed below.

2022 Barnstable MSA Income Limits; see www.huduser.org						
Household size	1 person	2 persons	3 persons	4 persons	5 Persons	6 Person
80% Income Limit	\$60,900	\$69,600	\$78,300	\$86,950	\$93,950	\$100,900
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To be eligible for an affordable rental unit, no household member may own a home (even in Trust) at the time of executing the lease for the affordable unit. This program requires that households renting an affordable unit must use the unit as their primary residence, submit to an annual recertification of income, and notify the program of any changes in household members and/or contact information. Additional information may be required to establish and maintain eligibility. There is no rental assistance attached to these units. Rental Voucher Holders Encouraged to Apply.

APPLICATION DUE DATE: 3 PM NOVEMBER 3, 2022

Applications must be delivered or postmarked by the deadline of 3 PM November 3, 2022 Applications postmarked by the deadline must be received no later than 5 business days from the deadline.

**ALL APPLICATIONS MUST BE RECEIVED BY:
PLYMOUTH REDEVELOPMENT AUTHORITY
26 COURT STREET, PLYMOUTH, MA, 02360**

**ALL QUESTIONS ABOUT THE APPLICATION SHOULD BE DIRECTED TO:
PLYMOUTH REDEVELOPMENT AUTHORITY
26 COURT STREET, PLYMOUTH, MA, 02360
(508) 747-1620 ext. 10147**

Discrimination on the basis of race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance reciprocity, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law is specifically prohibited in the selection of applicants for this housing opportunity.

Disabled persons are entitled to request a reasonable accommodation of rules, policies, practices, or services, or to request a reasonable modification of the housing, when such accommodations or modifications are necessary to afford the disabled person equal opportunity to apply for, use and enjoy the housing

Lottery Application Instructions

1) COMPLETE AND SIGN THIS APPLICATION. Complete this application, sign it, and submit to Plymouth Redevelopment Authority with all applicable documentation requested here in section 2):

2) SUBMIT INCOME, ASSETS, BENEFITS and TAX DOCUMENTATION: Copies of the following must be attached and submitted with this application for all household members over 18 years of age. Attach all that apply to you and your household members.

- A. PAYSTUBS and BENEFITS LETTER: Two (2) most recent pay stubs and/or benefits letter from Social Security
- B. TAX RETURNS and DOCUMENTATION: Copy of your most recent tax return; return must be signed. If you are self-employed you must submit a copy of your most recent tax return and most recent profit and loss statement.
- C. W2s: Copy of your most recent W-2s
- D. BANK AND ACCOUNT STATEMENTS: One copy of the most recent statement for ALL savings, checking, retirement, and other asset accounts.
- E. RENTAL VOUCHER: Copy of evidence of Section 8 Voucher or other rental voucher, or pre-approved assistance.

4) NOTIFICATION Once all the relevant information is received and clarified, the documentation will be processed to determine income eligibility and you will be notified.

5) FINAL APPLICATION & FIRST/LAST/SECURITY DEPOSIT: This application is an initial application. All applicants who are offered a unit must complete a FINAL APPLICATION Prior to you accepting a unit, you will need to submit a full final application and documentation for your income eligibility to be certified before a lease can be signed. Your household will also need to show ability to pay any FIRST MONTH'S/LAST MONTH'S RENT AND SECURITY DEPOSIT required by property owner.

5) We are available to assist individuals in the completion of their application and are able to accommodate households with disabilities that may impede their ability to complete the application. We can also arrange for assistance for households that have limited English proficiency. Applicants have the right to request a reasonable accommodation(s), which may include a change to a policy, procedure or practice to afford a person with a disability an equal opportunity to participate fully in the housing program or to use and enjoy the housing. Applicants may also be entitled to a reasonable modification(s) of the housing, when such modifications are necessary to afford a person with a disability an equal opportunity to use and enjoy the housing.

6) Income counted from assets over \$5,000 is the higher of the actual income from the asset or income imputed at 0.6%.

Affordable Housing Lottery Application Ready Renter General Wait List



Applicant's Name _____

Current Address/PO Box _____

Zip _____

Telephone: Home _____ Work _____ Cell _____

E-Mail Address _____

Total Number of People in Household _____

Non-English Speaking Applicant (optional)? _____ Yes _____ No

Language Preference (optional) _____

How did you hear about the program? _____

Does any household member currently own a residential property? If yes, please explain:

BEDROOM SIZE REQUESTED: _____ STUDIO _____ 1BR _____ 2 BR _____ 3BR _____ 4BR

ACCESSIBILITY REQUESTED (check all that apply):

_____ Wheelchair accessible unit _____ Unit accessible for sensory impairments

_____ Other accessible features needed (please explain)

Does any member of your household require a reasonable accommodation or modification based on a disability? If yes, please explain (responding to this question is optional): _____ Yes _____ No

Do you own any pets? _____ Yes _____ No If yes, describe: _____

Do you want to be considered for other Ready Renter Units in the following Towns:

Falmouth _____ Yes _____ No

Orleans _____ Yes _____ No

Dennis _____ Yes _____ No

Barnstable _____ Yes _____ No

Yarmouth _____ Yes _____ No

Optional: Do you or any member of your household classify yourself as any of the following? (This may include more than one group). Responses will help us track the diversity of the applicant pool.

- Asian/Native Hawaiian/Pacific Islander
- Black/African-/Caribbean-American
- Latino
- Native American

- White/Caucasian
- Another Race or Ethnicity (please specify): _____

Affordable Housing Lottery Application Ready Renter General Wait List



HOUSEHOLD COMPOSITION Please list ALL person will live in your home:

	Name	Relation-ship to head	Age	School Attending and Town
Head				
2				
3				
4				

EMPLOYMENT INCOME AND HISTORY

****Please attach to this your two most recent pay stubs for all members over the age of 18 who are working. If self-employed please attach a copy of your tax return and profit and loss statement. Attach additional sheets if needed.**

HOUSEHOLD MEMBER NAME	SOURCE OF INCOME:
	CURRENT EMPLOYER:
	ADDRESS
	POSITION HELD:
	How long employed? Supervisor:
	Phone Number
	Income/Pay Rate:

HOUSEHOLD MEMBER NAME	SOURCE OF INCOME:
	CURRENT EMPLOYER:
	ADDRESS
	POSITION HELD:
	How long employed? Supervisor:
	Phone Number
	Income/Pay Rate:

Affordable Housing Lottery Application Ready Renter General Wait List



OTHER INCOME

Please list ALL SOURCES of income as requested below. If a section does not apply, cross it out or write N/A.

HOUSEHOLD MEMBER NAME	SOURCE OF INCOME	GROSS MONTHLY AMOUNT
	Social Security	
	Social Security	
	Social Security	
	Alimony	
	Child Support	
	Child Support	
	SSI Benefits	
	SSI Benefits	
	SSI Benefits	
	Pension – list source	
	Pension – list source	
	Veteran’s Benefits	
	Veteran’s Benefits	
	Unemployment Compensation	
	Unemployment Compensation	
	Title IV / TANF	
	Title IV / TANF	
	Interest Income (source)	
	Other:	
	Other:	
	Other:	

Do you anticipate any changes in income in the next 12 months?
 Yes No If yes, please explain: _____

Affordable Housing Lottery Application Ready Renter General Wait List



ASSETS

If your assets are too numerous to list on this page, please request an additional form. If a section does not apply, cross it out or write N/A. **** Please attach to this application the most recent statements for each of the below:**

FINANCIAL INSTITUTIONS

CHECKING	#	BANK	Balance \$
SAVINGS	#	BANK	Balance \$
TRUST ACCOUNTS	#	BANK	Balance \$
CERTIFICATES OF DEPOSITS (CD's)	#	BANK	Balance \$
CREDIT UNION ACCOUNTS	#		Balance \$

ALL OTHER ASSETS

SAVINGS BONDS	#	Maturity Date	Face Value\$
LIFE INSURANCE POLICY	#	Company/issuer	Cash Value
STOCKS	Name	# Shares	Div. Paid
BONDS	Name	# Shares	Interest or Dividend \$
Investment Property	Location	Value	

Affordable Housing Lottery Application Ready Renter General Wait List



PLEASE CHECK THE FOLLOWING AND SIGN BELOW:

1. Yes I/We certify that the information in this application and in support of this application is true and correct to the best of my/our knowledge and belief under full penalty of perjury. I/We understand that perjury will result in disqualification from further consideration in this program.

2. Yes I/We understand that the use of this application is for placement on a Ready Renter List to rent an affordable apartment at 319 Main Street, Hyannis, MA , and does not guarantee an offer. Additionally, I/we want to be considered for other Ready Renter Units in the Towns I indicated on page 3.

3. Yes I/We understand that the property owner or property manager of a specific unit makes the final tenant selection determination and NOT the Ready Renter List Administrator.

4. Yes I/We _____ did not file taxes for years _____.

5. Yes I/We give permission to the Plymouth Redevelopment Authority to release and share my/our application and related materials with relevant staff of the Town of Yarmouth and/or the monitoring agent of 319 Main Street, Hyannis, MA .

Your signature(s) below gives consent to the Plymouth Redevelopment Authority and the Town of Yarmouth or its Designee to verify information provided in this application.

No applications will be considered complete unless signed and dated by the Applicant and Co-Applicant (if any).

Applicant Signature

Date

Co- Applicant Signature

Date