

AFFORDABLE HOUSING LOTTERY

THREE (3) AFFORDABLE APARTMENTS

BELL TOWER MALL, 1600 FALMOUTH RD, CENTERVILLE, MA



EQUAL HOUSING OPPORTUNITY



Bell Tower Mall

A P A R T M E N T S

AVAILABLE LATE FALL 2022

1 BEDROOM: \$1,298 a month, does not include utilities
2 BEDROOM: \$1,414 a month, does not include utilities

There are two (2) one-bedroom affordable units and one (1) two-bedroom affordable unit. Tenant pays monthly rent listed above plus these utilities: heat, hot water, and electricity

APPLY NOW! To qualify, your household income must not exceed \$49,465 for a household of 1, \$57,070 for a household of 2, \$63,603 for a household of 3, \$70,655 for a household of 4. Other requirements apply. Households with rental vouchers are encouraged to apply.

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)

OCTOBER 27, 2022 at 6 PM

In Person: Conference Room A
Yarmouth Town Hall

1146 Route 28, South Yarmouth, MA

OCTOBER 27, 2022 at 6 PM

By virtual Zoom Webinar:

<https://us02web.zoom.us/j/88934919239?pwd=WS90YzQ0bU5aU0thdXp4SXQ5MXBnQT09>

Webinar ID: 889 3491 9239 Passcode: 335754

Or Dial In: (309) 205 3325 or (312) 626 6799

Webinar ID: 889 3491 9239 Passcode: 335754

TO REQUEST AN APPLICATION CONTACT:

Mary Waygan, Town of Yarmouth
1146 Route 28, South Yarmouth
mwaygan@yarmouth.ma.us
508-398-2231 x1275

APPLICATION DUE DATE AND TIME:

3 PM December 15, 2022

Applications must be delivered or postmarked by the due date and time listed here. Applications postmarked by the due date and time must be received no later than 5 business days from the due date.

SUBMIT COMPLETED APPLICATION TO:

Plymouth Redevelopment Authority
26 Court Street, Plymouth, MA, 02360

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
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 for the affordable apartments located at Bell Tower Mall, 1600 Falmouth Road, Centerville, MA. The lottery will consist of all qualified applications received by the due date and time as described above. **All applications must be submitted to the Plymouth Redevelopment Authority.** After the lottery, all newly qualified applicants not rented a 1600 Falmouth Road affordable unit shall be placed on the wait list for future affordable apartment vacancies at 1600 Falmouth Road, in the order from the lottery. If requested by the applicant on page 3 of the lottery application, qualified applicants shall also be placed on the general wait list for other Ready Renter affordable apartments, in the order from the 1600 Falmouth Road lottery.

Affordable Housing Lottery Application

Bell Tower Mall, 1600 Falmouth Rd, Centerville, MA



APPLICATION DUE DATE and TIME: DECEMBER 15, 2022 at 3 PM

The **Cape Cod Ready Renters Program** is currently conducting a lottery for the affordable apartments located at Bell Tower Mall, 1600 Falmouth Road, Centerville, MA. You **must** apply using this application to be included in this lottery and in order to be considered for these units. Your completed application must be received by DECEMBER 15, 2022 by 3 P.M. by the **Plymouth Redevelopment Authority, 26 Court Street, Plymouth, MA 02360**. Applications must be delivered or postmarked by the due date and time listed here. Applications postmarked by the due date and time must be received no later than 5 business days from the due date. Application which are incomplete will not be accepted. **NO EXCEPTIONS! READ THESE INSTRUCTIONS CAREFULLY!**

Qualified applications may ask to be considered for existing affordable rental units in other Cape Town (see page 3). Residents of other towns and cities may apply.

Successful applicants shall be ranked by lottery; this list shall be used to select the tenants for the affordable rental units located at 1600 Falmouth Road, Centerville, MA. After the lottery and initial tenant lease up, all newly qualified applicants shall be placed on the wait list for future affordable housing vacancies at 1600 Falmouth Road, Centerville, MA, in the order from the lottery. 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. The maximum eligible incomes for these units are listed below.

2022 Barnstable MSA Income Limits; see www.huduser.org				
Household size	1 person	2 persons	3 persons	4 persons
65% Income Limits	\$49,465	\$57,070	\$63,603	\$70,655

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 and TIME:

3 PM DECEMBER 15, 2022

Applications must be delivered or postmarked by the due date and time listed here. Applications postmarked by the due date and time must be received no later than 5 business days from the due date.

SUBMIT COMPLETED APPLICATION TO:

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%.

Lottery Application

Bell Tower Mall, 1600 Falmouth Rd, Centerville, MA



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):

Lottery Application
Bell Tower Mall, 1600 Falmouth Rd, Centerville, MA



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:

Lottery Application
Bell Tower Mall, 1600 Falmouth Rd, Centerville, MA



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: _____

Lottery Application

Bell Tower Mall, 1600 Falmouth Rd, Centerville, MA

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	

Lottery Application

Bell Tower Mall, 1600 Falmouth Rd, Centerville, MA



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 1600 Falmouth Road, Centerville, 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 1600 Falmouth Road, Centerville, 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