

338 Main Street
Charlestown, MA 02129
617.242.4016 (TTY 711)
PeabodyProperties.com

LOTTERY SELECTION

Mishawum Park Apartments
Community Room
95 Dunstable Street
Charlestown, MA
Monday, November 6, 2017
10 a.m.

You do not need to be in attendance for the selection process since you will be notified of your position on the waiting list.

Income Limits - 236 Program*

# HH	Min. Income	Max Income
1	\$20,820	\$31,400
2	\$22,770	\$34,320
3	\$24,360	\$36,720
4	\$26,010	\$39,240

AFFORDABLE HOUSING OPPORTUNITY REOPENING WAIT LIST

Mishawum Park Apartments will be accepting applications for 1, 2, and 3 bedroom family housing units under the Section 236 program. Eligible applicants will be placed on an existing waiting list by random order via a lottery, not by the order in which the completed application is received. **There are no units available at this time.**

Application Pick-Up Locations (available beginning 9/28/17 thru 10/30/17):

- Mishawum Park Apartments, 338 Main Street, Charlestown (office hours: Mon, Tues, Wed, Fri, 8 a.m. - 5:30 p.m.; Thurs 8 a.m. - 7 p.m.)
- Charlestown Community Center, 255 Medford Street, Charlestown

or by downloading the application at PeabodyProperties.com;
or by phone 617.242.4016 (TTY 711)

NOTE: Applications will not be sent or received by fax or e-mail. Please call in advance at 617.242.4016 or MA TTY: Dial 711 or 1.800.439.2370 if a reasonable accommodation request or assistance with limited English proficiency is needed.

Submit Completed Application To: Mishawum Park Apartments, 338 Main Street, Charlestown, MA 02129 in person or by mail.

Deadline: Received or postmarked with a date of 9/28/17 through 10/30/17. Applications received after this date will not be accepted for the lottery.

All applicants must be determined eligible in accordance with the Department of HUD and DHCD regulations and must meet the family size requirements for a designated bedroom size unit and the income of all family members must be greater than the 236 program minimum but less than the established maximum. All utilities are included in the rent and voucher holders are welcome to apply.

*Median income levels, rents & utility allowances are subject to change based on HUD guidelines (HUD.gov). Please inquire in advance for reasonable accommodation. Info contained herein subject to change w/o notice.

This is an important document. If you require interpretation, please call the telephone number below or come to our offices and we will provide free interpretation services. Este es un documento importante. Si necesita interpretación, por favor llame al número de teléfono que aparece abajo o visite nuestras oficinas.

這是一份非常重要的文件。如果您需要翻譯服務，請撥下面的電話或前往我們的辦公室。

Isto é um documento importante. Se exige interpretação, por favor chama o número de telefone embaixo ou vem a nossos escritórios.

Это важный документ. Если Вам требуется перевод, пожалуйста, позвоните нам (телефонный номер ниже). Или придите в наш офис.

Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.

នេះ គឺជាឯកសារសំខាន់មួយ។ ក្នុងករណីលោកអ្នក ចាំបាច់ត្រូវបានការបកប្រែសូមទូរស័ព្ទលេខខាងក្រោមនេះមកកាន់ ឬ អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងផង។
Sa a se yon dokiman enpòtan. Si ou bezwen entèpretasyon, tanpri rele nimewo telefòn ki anba la a oswa vini nan biwo nou.

Tani waa dhokomentii muhiim ah. Haddii aad rabto tarjumaad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.

مراجعة كتيبة، اوبن يك سند يسير مهم است. انكر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما منتقل بالمجیء إلى مكتبنا. هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو ان

Telephone: 781-794-1000

FAIR HOUSING/EQUAL OPPORTUNITY INFORMATION

Peabody Properties, Inc. does not discriminate on the basis of race, color, religion, national origin, gender, disability, familial status, marital status, sexual orientation, genetic information, veteran/military status, receipt of public assistance, ancestry, age, gender identity or other basis prohibited by federal, state or local law in the access or admission to its programs or employment or its programs, activities, functions or services. Copies of the Peabody Properties, Inc. Reasonable Accommodation Policy are available upon request. Assistance animals welcome.

Preliminary Application

AFFORDABLE RENTAL

Please see application instruction sheet.

FOR INCLUSION IN THE LOTTERY
COMPLETED APPLICATION MUST BE
POSTMARKED **by October 30, 2017.**

Application may be mailed to:
Mishawum Park Apartments, 338 Main Street,
Charlestown, MA 02129

Management use only:

Date/Time Rcd _____

Application # _____

Applying for : 1 BR ☐ 2 BR ☐ 3 BR ☐

Applying for Accessible Unit: ☐

If you or a member of your household need or prefer a unit with special design features, please check appropriate box:

Mobility ☐ Vision ☐ Hearing ☐ Other ☐ Please specify _____

Applicant's Name: _____ Soc. Sec. # _____

Address: _____ City: _____ State: _____ Zip: _____

Home #: _____ Work #: _____ Cell #: _____ Email _____

Co-Applicant's Name: _____ Soc. Sec. # _____

Address:(if different) _____ City: _____ State: _____ Zip: _____

Home #: _____ Work #: _____ Cell #: _____ Email _____

INCOME VERIFICATION (including investment income. Income must be reported for all household members over 18.) Total gross income: Includes income from all sources such as employment, investments, social security, child support and alimony, etc.

	Household Members	Relationship	Date of Birth	Gross Annual Income	Source of Income	Value of Assets	Full Time Student Yes/No
1	Self						
2							
3							
4							
5							
6							

HOME OWNERSHIP: Do you currently own your own home? Yes ☐ No ☐

RENTAL ASSISTANCE: Do you have any rental assistance? I.E. Section 8, Mobile Voucher, MRVP (Mass Rental Voucher Program) Yes ☐ No ☐

CITIZENSHIP: Are you a U.S. Citizen? Yes ☐ No ☐ If no, do you have permanent resident alien status? Yes ☐ No ☐

PREFERENCES:

PLEASE CHECK APPLICABLE BOX

- Are you seeking a preference as an applicant who has been displaced by a government action? Yes ☐ No ☐
 - Are you seeking a preference as an applicant who has been displaced by a presidentially declared disaster? Yes ☐ No ☐
- If yes, attach proof of displacement.

EQUAL OPPORTUNITY / FAIR HOUSING INFORMATION

The following information will be required by the Federal Government to monitor this owner / management agent's compliance with Equal Housing Opportunity and Fair Housing Laws. The law provides that an applicant may not be discriminated against on the basis of the information supplied below whether or not the information is furnished.

RACE OR NATIONAL ORIGIN (Your response to this section is voluntary)

- ☐ Not - Hispanic / Latino ☐ Native American or Alaskan Native ☐ Black / African American ☐ Asian
☐ Hispanic / Latino ☐ Native Hawaiian or Pacific Islander ☐ White / Non-Minority ☐ Other

I understand and grant permission for all of the above information to be verified by the owner / agent. I further understand and grant permission to authorize a credit bureau service to make any consumer report and investigative consumer report, whereby information is obtained through public records, personal or telephonic interviews with my neighbors, friends, or others with whom I am acquainted. This inquiry may include information as to my character, credit worthiness, credit standing, and credit capacity. I understand that I have the right to make a written request within a reasonable period of time to receive information about the nature and scope of any such report that is made.

PLEASE READ EACH ITEM BELOW CAREFULLY BEFORE YOU SIGN.

- I hereby certify that the information provided in this application is correct to the best of my knowledge.
- I understand that this application and the information provided does not guarantee housing. Additional information and verifications will be necessary to complete the standard application process.
- I understand that I may submit only one application per household and that duplicate household applications will disqualify my household.

Applicant's Signature _____ Date _____

Co-Applicant's Signature _____ Date _____





Preliminary Rental Application Instructions

Please read this notice in full before completing in your application.

Additional information and applications are available by calling Peabody Properties at 617.242.4016
For TTY/TTD assistance, please dial Mass relay 711 or 1.800.439.2370.

Eligibility Criteria

1. Your total household income and assets must be within the required limits:
 - Include as income: income of all household members 18 years of age and older, include gross income from employment, including overtime, bonuses and commissions; pensions; annuities; dividends; interest on assets; social security; social security supplement; alimony and child support; veterans' benefits; unemployment and disability compensation; welfare assistance; regular gifts; etc. Please include prior year Federal Tax Returns or W2 and/or 1099-R Forms.
 - Include as assets: the current value of all savings, checking and investment accounts (including retirement and educational accounts), real estate, investment property, etc. (Do not include automobile(s) and other personal property).
2. Divestment of assets within one year of application for less than full value and fair cash value will be counted for imputation of income at full and fair value.
3. If claiming a local preference, your application must include verification of the preference.
4. Your household size and composition must be appropriate for the unit size.
5. You must be credit-worthy, have sufficient income to afford the rent. Generally, you should be paying no more than 40 percent of your gross income to rent or assets equal to at least two years of rent.
6. You have not committed any fraud in connection with any federal or state housing assistance program, and not owe rent or other amounts in connection with housing assistance.
7. You intend to reside in the development as your primary residence.
8. Note: Individuals with a financial interest in the development and their families are not eligible to apply.

Application Process

You must fill out the application **completely** and **return postmarked no later than October 30, 2017** to Mishawum Park Apartments, 338 Main Street, Charlestown, MA 02129.

PLEASE NOTE: If unsigned or incomplete, your preliminary application will be rejected.

1. Information provided on this application will be treated as confidential.
2. All information provided will be verified. If you have intentionally falsified information, your application will be rejected.
3. Your household can file only one application, and no household member can appear on more than one application.
4. Preliminary applications will be reviewed as quickly as possible. You will be notified by mail of receipt of your application, your application number, and your eligibility for the rental housing lottery.
5. The lottery consists of a blind selection, from a container, of coupons bearing applicant identification numbers. The order in which your coupon is drawn, plus your preference category, if any, determines your ranking for a particular unit type.
6. Priority for the accessible units will be for families which require physical accommodations.
7. If your lottery rank application indicates that you have a high likelihood of being offered a unit, you will be required to attend an interview and complete a rental application.
8. If you are disabled and require an accessible unit, an extra bedroom for equipment or for a Personal Care Attendant, a reasonable modification of the housing, or a reasonable accommodation of rules, policies, practices or services, please include a letter from your primary health care provider explaining such special requirements.
9. The Lottery will be held on November 6, 2017 at 10 a.m. at Mishawum Park Apartments Community Room, 95 Dunstable Street, Charlestown, MA. All applicants are encouraged, but not required to attend the Lottery drawing.
10. For more information, please call 617.242.4016.

It is unlawful to discriminate against any person because of race, color, religion, national origin, gender, disability, familial status, marital status, sexual orientation, genetic information, veteran/military status, and receipt of public assistance, ancestry, age, gender identity or other basis prohibited by federal, state, or local law.

