

The Ready Renters Program is currently accepting applications on a rolling basis from Jan 29 – Mar 8, 2019

# AFFORDABLE HOUSING

KEEP POSTED from  
Jan 29 to Mar 8, 2019

## APPLY NOW!



FOR READY RENTER UNITS in Yarmouth, Dennis and Orleans

**ROLLING BASIS APPLICATION IS  
ATTACHED HERE!**

**ROLLING BASIS APPLICATIONS DUE March 8, 2019 at 11 A.M.**

Applications must be submitted by March 8<sup>th</sup> at 11 A.M. to the  
**PLYMOUTH REDEVELOPMENT AUTHORITY**  
**26 COURT ST, PLYMOUTH, MA 02360**

To qualify, households must earn no more than the income limits shown below. Other eligibility requirements may apply. Households with rental vouchers are encouraged to submit an application.

FY2018 Income Limits (U.S. HUD)	Household Size				
	1 Person	2 Person	3 Person	4 Person	5 Person
<b>80% Area Median Income</b>	\$48,300	\$55,200	\$62,100	\$68,950	\$74,500

Households with verified and complete applications will be placed on the Ready Renters list in order of receipt, after the names previously ranked in the June 2018 lottery. This list will be used to fill units located at:

YARMOUTH:

20 Neptune Lane, S. Yarmouth  
115 Route 28, S. Yarmouth  
817 Route 28, S. Yarmouth

Rental Homes on Clear Brook Rd, Manchester Ave,  
Murray Rd, Regional Ave, Winslow Gray Rd

ORLEANS:

14 Old Tote Road, Orleans, MA

Rents for all units are affordable to households earning up to 80% of the AMI, but may be lower, and vary depending on development and unit size. Maximum allowable monthly rent for all units range as follows: Studio \$725-\$1,190; 1-Bedrm \$759-\$1,360; 2-Bedrm \$950 -\$1,530; 3-Bedrm \$1,200-\$1,700. Some rents include utilities. Rental vouchers accepted. Tenant may be required to provide first month's, last month's rent and a security deposit.

## Equal Housing Opportunity

For more information contact Yarmouth Community Development  
(508) 398-2231 Ext 1275 [mwaygan@yarmouth.ma.us](mailto:mwaygan@yarmouth.ma.us) or  
Plymouth Redevelopment (508)747-1620 Ext 10147

DENNIS:

447 Main Street, Dennisport, MA  
315 – 317 Sea Street, Dennisport, MA  
133 – 147 Division St, Dennisport, MA  
(also known as 697 Main Street, Dennis Port, MA)

Rents for all units are affordable to households earning up to 80% of the AMI, but may be lower, and vary depending on development and unit size. Maximum allowable monthly rent for all units range as follows: Studio \$725-\$1,190; 1-Bedrm \$759-\$1,360; 2-Bedrm \$950 -\$1,530; 3-Bedrm \$1,200-\$1,700. Some rents include utilities. Rental vouchers accepted. Tenant may be required to provide first month's, last month's rent and a security deposit.

DENNIS MAHT:

72-74 Swan River Road, West Dennis, MA  
24 Fiord Drive, South Dennis, MA

Rents for all Dennis MAHT units are affordable to households earning up to 80% of the AMI. The units on Swan River Rd and Fiord Dr are rented by the Dennis Municipal Affordable Housing Trust (DMAHT) and may have lower rent equal to 27% of the actual income of the qualified tenant household. DMAHT units have a floor rent of 27% of 50% of the AMI which are currently: Studio \$669; 1-Bedrm \$765; 2-Bedrm \$861; 3-Bedrm \$956. Rental vouchers accepted. Tenant may be required to provide first month's, last month's rent and a security deposit

# Ready Renter Initial Application Accepted on a Rolling Basis



The Plymouth Redevelopment Authority (PRA) is currently accepting initial applications for the Ready Renter List. This application currently covers affordable rental units located in the towns of YARMOUTH, DENNIS and ORLEANS; however, it may be used for other Towns in the future. The Ready Renter List is used when there are available rentals in smaller rental developments, accessory apartments, “shop top housing” (rentals on top of retail stores) and other scattered developments. All residents living in Yarmouth or in another Town or City may apply. Getting on this list does not guarantee you housing, but it does mean that when there is 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 this point, you will need to submit a final application and documentation for certification of income eligibility prior to leasing. THIS IS AN EQUAL HOUSING OPPORTUNITY.

Households must remain income eligible to rent an affordable unit. Rental Rates and Income Qualification will vary depending on projects; all rents will be affordable; some maximum eligible incomes listed below, different projects may be targeted to different income levels:

2018 Barnstable MSA Income Limits; see <a href="http://www.huduser.org">www.huduser.org</a>								
Household size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
80% Income Limits	\$48,300	\$55,200	\$62,100	\$68,950	\$74,500	\$80,000	\$85,500	\$91,050

Furthermore, 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 Town of Yarmouth Department of Community Development of any changes in household members and/or contact information. Additional information may be required to establish and maintain eligibility. For example, if a new member joins a household, revised income information and documentation will be required.

## **Applications Currently Being Accepted on a “Rolling Basis”** **Applications must be submitted by March 8, 2019 11 A.M.**

**Info/Questions contact:** Plymouth Redevelopment Authority  
(508) 747-1620 Ext. 10147  
redevelopment@townhall.plymouth.ma.us

**Please Return Applications to:** Plymouth Redevelopment Authority  
**DUE March 8, 2019 at 11 A. M.** 26 Court St., Plymouth, MA 02360  
redevelopment@townhall.plymouth.ma.us

### **There is no rental assistance attached to these units.**

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



## Ready Renter Program

- 1) A complete initial application must be submitted to be further considered
- 2) Copies of the following must be submitted with this application:
  - Two (2) most recent pay stubs or benefits letter for all members of the household over 18.
  - Copy of your most recent tax return. The tax return must be signed and dated by the applicant(s) even if it submitted electronically.
  - If you are self-employed, please submit a copy of your most recent tax return and most recent profit and loss statement.
  - Copy of your most recent W-2s
  - One copy of the most recent statement for ALL savings, checking, retirement and other asset accounts.
  - Copy of evidence of Section 8 Voucher or other rental voucher, if applicable.
- 3) Once all the relevant information is received and clarified, the documentation will be processed to determine income eligibility and you will be notified.
- 4) Please note that prior to your 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.
- 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 assess over \$5,000 is the higher the actual income from the asset or income imputed at 0.06%.



## Ready Renter Program

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/some accessible features (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: \_\_\_\_\_

**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/a
- Native American

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



**HOUSEHOLD COMPOSITION Please list ALL persons who will live in your home:**

	Name	Relation-ship to head	Age	School Attending and Town
Head				
2				
3				
4				
5				

**EMPLOYMENT INCOME AND HISTORY**

**Attach additional sheets if needed for multiple jobs or other employed household members.**

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



## 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**ASSETS**

If your assets are too numerous to list on this page, please use an additional form.  
If a section does not apply, cross it out or write N/A.

**ATTACH TO THIS APPLICATION THE MOST RECENT STATEMENT FOR EACH ASSET:**

**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	



**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 unit in Yarmouth, and does not guarantee an offer.
  
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 share the application and materials with relevant town staff and/or the designated monitoring agent.

Your signature(s) below gives consent to 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