

# LOTTERY INFORMATION MEETING OCTOBER 6<sup>TH</sup>, 2021

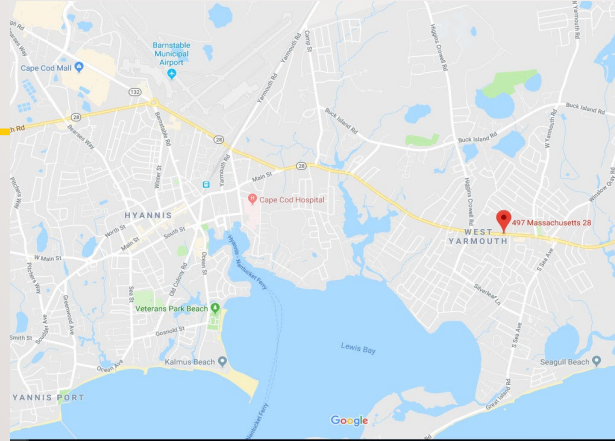
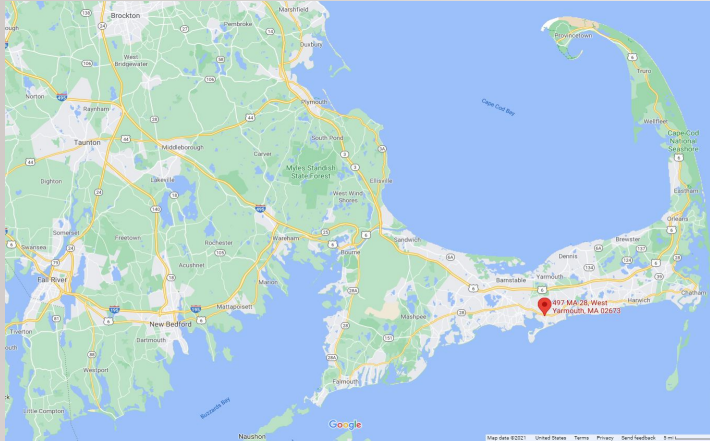


THE RESIDENCES AT  
**YARMOUTH  
GARDENS**

**36 AFFORDABLE 1-, 2-, AND 3-BEDROOM APARTMENTS**



# LOCATION, COMMUNITY AND QUALITY LIVING



- Situated on Route 28 - main commercial access
- On a bus line
- Convenient access to jobs, shopping, services, & connections to the transportation hub in Hyannis.
- Centrally located in the Mid-Cape
  - about 75 miles from Boston,
  - encompasses both the north (bay) & south (ocean) side of Cape Cod.

Our residents will enjoy:

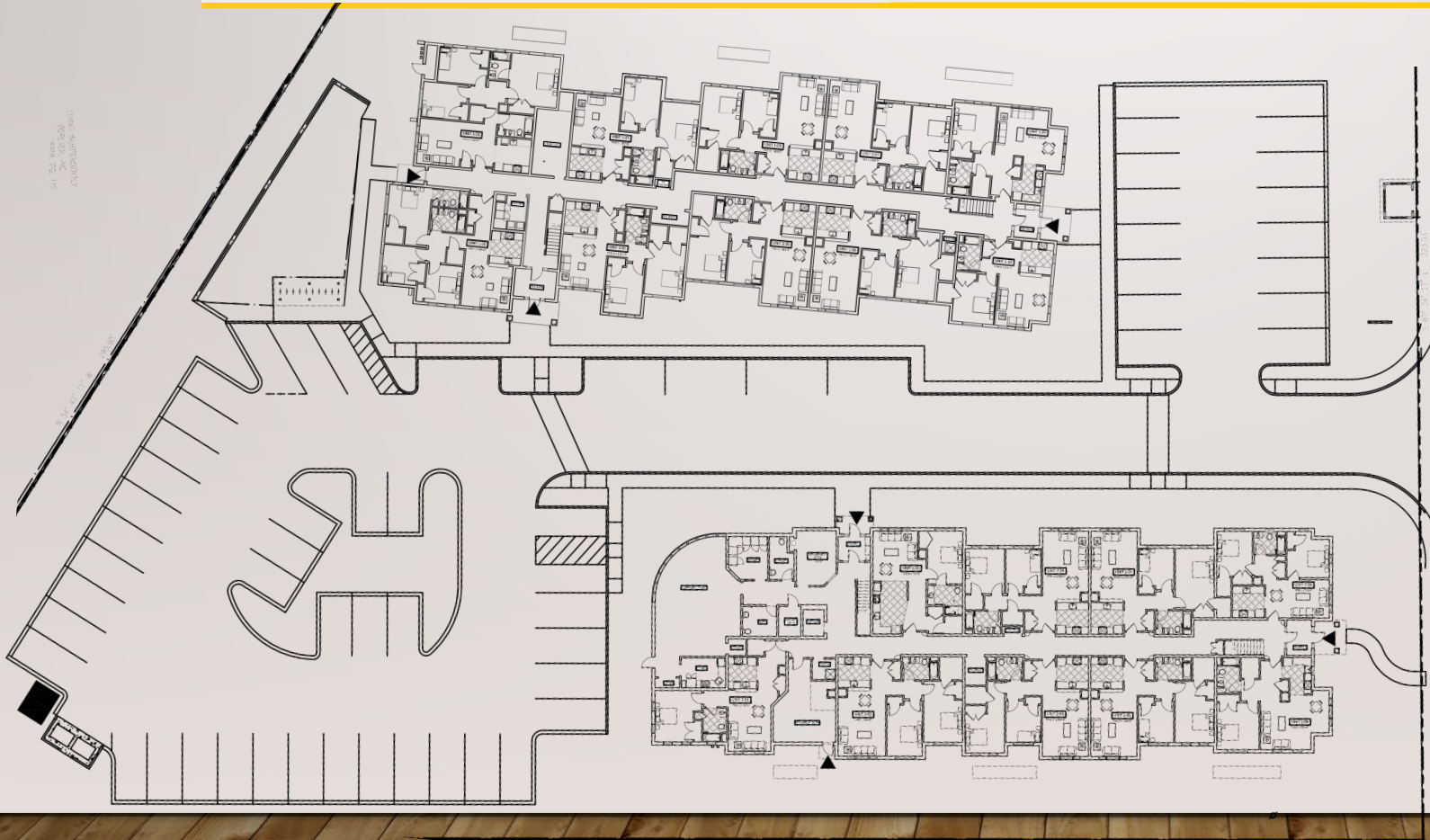
- competitive amenities
- quality finishes & design
- desirable floor plans
- fantastic location





THE RESIDENCES AT  
**YARMOUTH  
GARDENS**

# COMMUNITY AMENITIES



- Onsite Management
- Playground
- Laundry Facilities
- Elevator (building 2)
- Community Clubhouse
- Free Parking
- Secure Controlled Access
- Bus Shelter

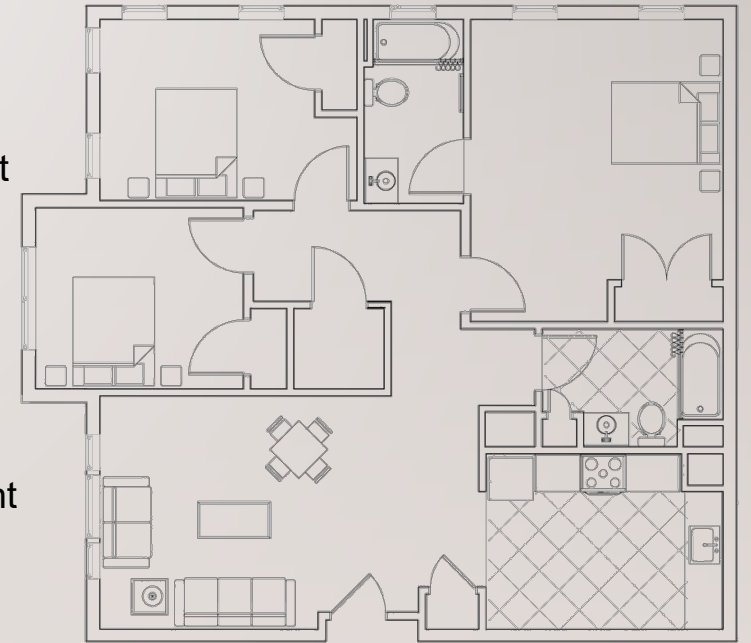
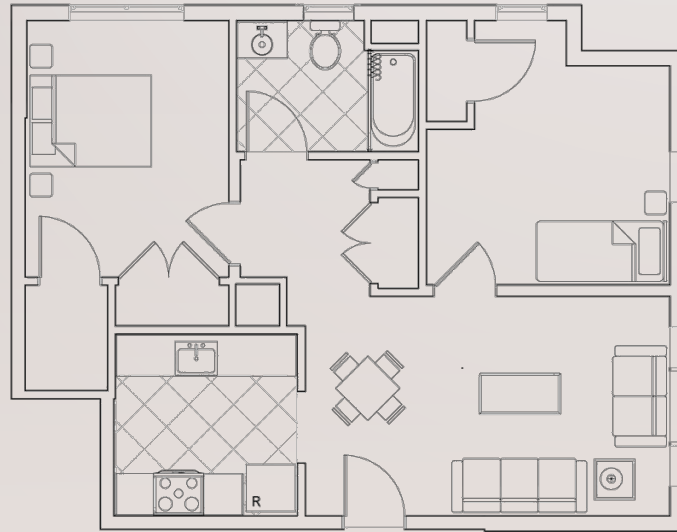




# APARTMENT FEATURES

Residents of Yarmouth Gardens will enjoy:

- Heat & Hot Water PAID!
- LVP Flooring
- Carpet in bedrooms
- Quality Cabinetry & Windows
- Energy Star Appliances
- Dishwasher & Microwave
- Modern Fixtures & Layout
- Cable & internet Ready
- Resident Services Portal
- Professional Management
- Emergency Maintenance



Example 1-, 2-,  
and 3-bedroom  
Floorplans

View all floorplans at

<https://www.yarmouthgardensma.com/floorplans.aspx>

# HOW TO APPLY

## COMPLETE THE APPLICATION PACKET

If you are unable to download the Application Packet using the icon above, please contact us to request an application packet using one of the following methods to communicate your request:

1

Visit our website at:  
[YarmouthGardensMA.com](http://YarmouthGardensMA.com)

2

Send an Email request to:  
[YarmouthGardens@MaloneyProperties.com](mailto:YarmouthGardens@MaloneyProperties.com)

3

Call 617-209-5439 /  
Relay 711



# LOTTERY OPTIONS & RATES

The rental rates below include heat and hot water! Electric is 'tenant-paid' and a utility allowance will be provided, which will reduce the rates shown below accordingly.

APARTMENT SIZE & PROGRAMTYPE	MONTHLY RENT	# OF LOTTERY APARTMENTS
2-bedroom Section 8 PBV – 30%	Income-based	6
3-bedroom Section 8 PBV – 30%	Income-based	2
1-bedroom Affordable – 60%	\$1,094	8
2-bedroom Affordable – 60%	\$1,312	18
3-bedroom Affordable – 60%	\$1,516	2

\*Rates subject to change.



# INCOME QUALIFICATIONS

Households must meet the designated income requirements to qualify.

Please note that a household may not be entirely composed of full-time students unless a student-rule exception is met.

**Housing Vouchers are Accepted.**

## Maximum Gross Annual Income Per Household Size for Eligibility

Program Type	Number of Household Members					
	One	Two	Three	Four	Five	Six
Section 8 PBV – 30%	\$20,450	\$23,350	\$26,250	\$29,150	\$31,500	\$35,580
Affordable – 60%	\$40,860	\$46,680	\$52,500	\$58,320	\$63,000	\$67,680

## Minimum Qualifying Annual Income Per Unit Size

Section 8 PBV – 30%	N/A – no minimum
1-bedroom – 60%	\$32,000
2-bedroom – 60%	\$39,000
3-bedroom – 60%	\$45,000

\*Income limits subject to change.



# APPLICATION DEADLINE

SUBMIT YOUR COMPLETED APPLICATION

**BY EMAIL TO:**

[YarmouthGardens@MaloneyProperties.com](mailto:YarmouthGardens@MaloneyProperties.com)

OR

**BY REGULAR MAIL TO:**

**Yarmouth Gardens**

c/o Maloney Properties Inc.

27 Mica Lane, 3<sup>rd</sup> Floor, Wellesley, MA 02481

Completed applications must be received on or before the

**APPLICATION DEADLINE: Friday, October 29, 2021**

to be included in the LOTTERY DRAWING Friday, November 19, 2021.

*Incomplete applications will not be included in the lottery.*







# LOTTERY PROCESS

## Pre-lottery

Maloney Properties receives, reviews, logs, and provides response to each application received.

Pre-qualified applications are assigned an application registration #. Notice of the registration number is sent to each applicant.

Any application received **AFTER** the **application deadline (10/29/21)** is entered onto the post-lottery waitlist and processed only after the lottery waitlist applications.

## Lottery

(November 19th at 6:00 PM)

Maloney Properties uses a cloud-based randomizer for the lottery (Random.org).

To protect applicant privacy, the application registration # for each lottery applicant is entered into the lottery.

The randomizer will assign a 'placement' number per registration #, which ultimately determines the order applicants are 'selected' for processing to determine eligibility for the available lottery apartments.

## Post-lottery

Maloney Properties will organize the lottery results by category (program type, unit size, and preference) and sort by placement #.

A management agent will contact you and request interview for eligibility processing when your application is near the top of the list for an available apartment that has an anticipated move-in date within 60-days.

# POSITIONING & SELECTION

## Lottery Number

The lottery “*registration*” number is the number assigned when the application is accepted for the lottery.

The lottery assigns each registration # a unique and randomly determined lottery “*placement*” number, which ultimately determines ‘selection’ order.

All applicants in the lottery will receive written notice of their registration & placement number.

## Yarmouth Local Preference

(up to 20 units–70% of affordable non-PBV units)

Preference is given to households that reside or work in Yarmouth and/or have children attending Yarmouth schools based on election and evidence submitted with the initial application.

Example documentation to support qualification:

1. **Yarmouth Residents**: current rent receipt, utility bills, voter registration.
2. **Local Employer**: current pay statement showing the company name and local address, letter from current employer detailing applicant is or has been hired with definitive start date.
3. **Children Attending Local Schools**: a letter or enrollment documentation from a local Yarmouth school.

## Selection

In each category, (preference designation, program type, bedroom size, ), applicants will be selected based on having the lowest placement number per category.

Upon selection, a management agent will contact you. Please be sure to respond promptly. Required documentation and signatures on consent and release forms must be submitted timely for eligibility processing.

# PROCESSING: VERIFICATION & ELIGIBILITY

## Household Interview

- All applicants with a lottery placement number that brings them to the top of the list for an available apartment will be contacted to interview with our management agent.
- At that time, all adult members of the household will be asked to provide applicable documentation and sign the required consent forms authorizing management to verify household income, assets, and other eligibility factors for certification of eligibility.

## Third Party Verification

- Once the interview is complete, the management agent will seek third-party verification. Please let the third-parties know the verification is coming and do ask them to respond promptly so the file may be processed efficiently.
- Additional information or clarifications may be needed to properly document your file. It is important that you check your phone and email for messages daily and respond quickly to any requests made by our processing agent.

## Determination

- Once all information has been received from you and third parties, management will make a determination on your application.
- If the application is approved: an apartment offer may be provided, at which time we'll advise on next steps including move-in date. Upon offer, we require written response within 24 hours; the security deposit needs to be paid and move-in occur within 2 weeks.
- If the application is rejected: a written rejection notice will be sent, and an explanation of the decision, reason, and your option to appeal will be provided. **NOTE:** this is time sensitive; necessary documentation to support appeal must be received within 14 days.

Please do not miss the Yarmouth Gardens Lottery  
**APPLICATION DEADLINE**: Friday, **October 29, 2021**

## Questions?

Please know if questions arise later, we are always happy to help.

Contact us at:

**CALL:** (617) 209-5405 / Relay 711

**VISIT:** [www.YarmouthGardensMA.com](http://www.YarmouthGardensMA.com)

**EMAIL:** [YarmouthGardens@maloneyproperties.com](mailto:YarmouthGardens@maloneyproperties.com)

Thank you!

