



BETHANY APARTMENTS

AFFORDABLE RENTAL HOUSING OPPORTUNITY SELECTION BY LOTTERY - 1, 2 & 3 BEDROOM APARTMENTS



369 Washington St., Hanover, MA 02339 | 781.794.1046 (TTY 711) | BethanyApts.com

Info Session:

Thurs., January 4, 2018
3:00 & 6:00 P.M.

Lottery Drawing:

Tues., January 30, 2018
11:00 A.M.

Both events held at
Barstow Village
60 Legion Drive
Hanover, MA

Situated in a highly convenient and vibrant location, on Washington Street in Hanover, the historic Kennedy Hall has been transformed into thirty-seven apartment homes.

Bethany Apartments blends traditional charm with a bit of modern flair and offers soothing interiors with warm neutral tones. These well-thought out and well-appointed one, two and three-bedroom living spaces enjoy a host of amenities and finishes. Hanover is considered one of the best of the South Shore towns, with excellent school choices and a wide-range of retail and grocery stores, restaurants, picturesque parks and playgrounds. There is always something new to discover. You are close to Routes 3, 53 and 139 and the MBTA commuter rail is a short drive away, giving you direct access into downtown Boston. For your outdoor enjoyment, the beautiful grounds include lush landscaping and great outdoor space. Added amenities include vibrant community gathering space with kitchen, laundry care suite, resident lounge, bicycle storage and fitness center. Relax, you're home.

Affordable Program Guidelines, Rents & Income Limits

Type	# of Apts.	Gross Rent	Program Type	#HH	50% AMI	60% AMI	100% AMI
1BR	3	\$1,364	100%	1	\$36,200	\$43,440	\$72,400
1BR	1	\$970*	50%	2	\$41,400	\$49,680	\$82,800
2BR	6	\$1,580	100%	3	\$46,550	\$55,860	\$93,100
2BR	3	\$1,396*	60%	4	\$51,700	\$62,040	\$103,400
2BR	16	\$1,163*	50%	5	\$55,850	\$67,020	\$111,700
3BR	1	\$1,872	100%	6	\$60,000	\$72,000	\$120,000
3BR	1	\$1,613*	60%				
3BR	2	\$1,344*	50%				

AMI = Area Median Income, as of 4/14/17
* Utility allowance to be determined & deducted from gross rent allowable

Mail Completed

Application To:

Bethany Lottery
536 Granite Street
Braintree, MA 02184
or email to
bethany@peabodyproperties.com

Deadline:

Postmarked by
January 19, 2018

Application Pick-Up Locations (available beginning 11/21/17 thru 1/19/18)

- Hanover Town Hall, 550 Hanover St.
- Hanover Library, 534 Hanover Street
- Barstow Village, 60 Legion Drive, Hanover

or by phone **781.794.1046 (TTY 711)** or online at **BethanyApts.com**



Rents, utility allowances & income limits based on HUD guidelines & subject to change. Please inquire in advance for reasonable accommodation. Photo featured above is of existing building. New construction may vary slightly. Information contained herein subject to change without notice. 12.12.17

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

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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.

ខ្មែរ: គឺជាឯកសារសំខាន់មួយ។ ក្នុងករណីលោកអ្នក ចាំបាច់ត្រូវចង់បានការបកប្រែ

សូមទូរស័ព្ទលេខខាងក្រោមនេះមកកាន់ ឬ

អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងផ្ទុំ។

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هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تتفضل بالمجيء إلى مكتبنا.

این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.

Telephone: 781-794-1000

RIGHT TO REASONABLE ACCOMMODATION

Peabody Properties, Inc. will consider a reasonable accommodation, upon request for qualified people with disabilities when an accommodation is necessary, not just desirable, to ensure equal access to the development, its amenities, services and programs. Reasonable accommodations may include changes to the building, grounds, or an individual unit; changes to policies, practices, and procedures; and mitigating circumstances.

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.



Preliminary Application

AFFORDABLE RENTAL

Please see application instruction sheet

Please print clearly so information provided is legible.

FOR INCLUSION IN THE LOTTERY
 COMPLETED APPLICATION MUST BE
 POSTMARKED **by January 19, 2018.**
 Application may be mailed/emailed to:
 Peabody Properties, Inc., c/o Bethany Lottery
 536 Granite Street, Braintree, MA 02184;
 EMAIL: Bethany@peabodyproperties.com

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

	Household Members – Include ALL household members occupying the unit	Relationship	Date of Birth	Gross Annual Income	Source of Income	Full Time Student Yes/No
1	Self	Self				
2						
3						
4						
5						
6						

ASSET VERIFICATION (including Checking, Savings, CD, Retirement Accounts, Real Estate, etc. Must be reported for all household members 18 and over.

	Household Members	Type of Asset	Balance/Value
1	Self		
2			
3			
4			

RENTAL ASSISTANCE: Do you have any rental assistance? I.E. Section 8, Mobile Voucher, MRVP (Mass Rental Voucher Program) Yes No
 If yes, provide name of the Housing Authority/Agency providing your voucher : _____

PREFERENCE

PLEASE CHECK APPLICABLE BOX

- 1. Are you seeking preference as a current resident of the Town of Hanover?
 If yes, attach proof of residency (lease, utility bill, car registration, etc). Yes No
- 2. Are you seeking preference as a Municipal Employees of the Town of Hanover, such as teachers, janitors, firefighters, police officers, librarians, or town hall employees? If yes, attach proof of employment (pay stubs, letter from employer, etc). Yes No
- 3. Are you seeking preference as a current employee of a local business located in the Town of Hanover?
 If yes, attach proof of employment (pay stubs, letter from employer, etc). Yes No
- 4. Are you seeking preference as an applicant who has been hired to work in the Town of Hanover?
 If yes, attach proof of employment offer (letter from employer, Bona Fide Offer Letter, etc.) Yes No
- 5. Are you seeking preference as a current household with children enrolled in the Town of Hanover/METCO school system?
 If yes, attach proof of student status (letter from school, etc.) Yes No

Preference will be given to households meeting income eligibility between 61% and 80% of Area Medium Income (Workforce Units).

Person in Household	61%-80% Income Limits
1 Person	\$43,441 - \$54,750
2 People	\$49,681 - \$62,550
3 People	\$55,861 - \$70,350
4 People	\$62,041 - \$78,150
5 People	\$67,021 - \$84,450
6 People	\$72,001 - \$90,700





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 781.794.1046
or E-mail: Bethany@peabodyproperties.com
For TTY/TTD assistance, please dial Mass relay 711

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 January 19, 2018** to Peabody Properties, Inc. Mail completed application to Peabody Properties, Inc., c/o Bethany Apartments, 536 Granite Street, Braintree, MA 02184 or E-mail completed application to: Bethany@peabodyproperties.com

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 January 30, 2018 at 11 AM at Barstow Village Community Room, 60 Legion Drive, Hanover, MA. All applicants are encouraged, but not required to attend the Lottery drawing.
10. For more information, please call 781.794.1046.

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.





LIMITED ENGLISH PROFICIENCY (LEP) SERVICES

For sites subject to Executive Order 13166, HUD's guidance requires that property owner's translate all vital documents into the foreign languages that are prevalent in that property owner's community.

Agent/Management shall determine, as part of its obligation, to take reasonable steps to ensure meaningful access to the Development and its programs by persons with Limited English Proficiency (LEP), those Oral Language Services (i.e. Interpretation) and Written Language Services (i.e. Translation) that may be required in connection with the implementation of this Tenant Selection Plan.

Individuals who do not speak English as their primary language and who have a limited ability to read, write, speak, or understand English can be Limited English Proficient, or "LEP," are entitled to language assistance with respect to a particular type of service, benefit, or encounter.

The below notice is included as part of all Letters and Notices:

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Telephone: 781-794-1000





DHCD PROGRAM APPLICANT - CONFLICT OF INTEREST STATEMENT

Pursuant to DHCD “No Owner, developer or sponsor of a project assisted with DHCD funds (or officer, employee, agent, or consultant of the owner, developer or sponsor) whether private, for profit or non-profit (including a community housing development organization (CHDO) when acting as an owner, developer, developer or sponsor) may occupy a DHCD assisted unit affordable housing unit in a project.”

I _____ (Print Name) am applying for a unit in this development assisted with DHCD funds.

I certify that **I am not** an owner, developer or sponsor of this project (or officer, employee, agent, or consultant of the owner, developer or sponsor) whether private, for profit or non-profit (including a community housing development organization (CHDO) when acting as an owner, developer, developer or sponsor) OR

I certify that **I am** an owner, developer or sponsor of this project (or officer, employee, agent, or consultant of the owner, developer or sponsor) whether private, for profit or non-profit (including a community housing development organization (CHDO) when acting as an owner, developer, developer or sponsor) but claim the following exemptions/factors be considered:

- The exception would provide a significant cost benefit or an essential degree of expertise to the program or project which would otherwise not be available;
- I am a member of a group or class of low-income persons intended to be the beneficiaries of the assisted activity and the exception will permit me to receive generally the same interests or benefits as are being made available or provided to the group or class;
- I have withdrawn from functions or responsibilities or the decision making process with respect to the specific assisted activity in question;
- The interest or benefit was present before I was in a position as described in 24 CFR Part 92.356 (c);
- Undue hardship will result either to the participating jurisdiction or the applicant when weighed against the public interest served by avoiding the prohibited conflict; and
- Any other relevant considerations:

Signature

Date

