



# LINWOOD MILLS Application

Linwood Mills Apartments will consist of 75 units of 55+ 'active adult' senior rental residences broken down as 16 STUDIO units, 46 ONE-BR units, and 13 TWO-BR units, 100% of which are restricted to qualified tax credit residents. The Linwood Mill project also includes a commercial/retail component on the lower level that will be separately owned and managed, but will share a common lower-level entry vestibule. There are 155 total parking spaces at the property with a shared-use arrangement with the commercial component - approximately 88 of which are designated, on an unassigned basis for use by the residential component of the project. There will be eight HP adapted units .

Age Restriction: Age 55Plus

Income Restriction: All of the units will be income restricted and available to households that earn less than or equal to either 30% or 60% of the area median income(AMI).  
Effective 5/ 2011 HUD incomes limits are :

PERSONS IN HOUSEHOLD	30 % AMI	60% AMI
1 Person	\$17,650	\$35,220
2 People	\$20,150	\$40,260
3 People	\$22,650	\$45,300
4 People	\$25,150	\$50,280

Rent Level: The rent is fixed and is based on the either the 30%,or 60% AMI formula -The rent is not a function of the resident's individual income.

**NOTE:** Rents and median income levels are subject to change based on the approved Utility Allowance and Department of Housing and Urban Development's (HUD) guidelines ([WWW.HUD.gov](http://WWW.HUD.gov)).

AMI	Studio	1BR	2BR
30%	407	424	507
60%	847	896	1073
High HOME	673	766	-

Unit Breakdown :

	60%	High HOME	30%
Studio	15	1	-
1BR	37	2	7
2BR	12		1

Utilities: The resident will pay for their Electric. Heat and Hot water will be included

What is counted as Income : Any income received from any source ie: Social Security, annuities, insurance policies, retirement funds, pensions, disability, employment, Income from Assets, etc

What is counted as an Asset: There is no asset limitation for participation in Tax Credit programs. However, the definition of annual income includes net income from family assets. Assets includes the following but is not limited to : Equity in real estate, Personal property held as an investment, Stocks, bonds, Treasury bills, certificates of deposit, money market accounts. Interest or dividends earned are counted as income from assets even when the earnings are reinvested , Individual retirement accounts and Keogh accounts, Savings accounts, checking accounts, Money Market account, dividends from Whole Life Insurance accounts Policies etc.

# Linwood Mill Affordable Rental Preliminary Application

COMPLETED APPLICATION MUST BE RECEIVED BY PEABODY PROPERTIES

Application may delivered or mailed to:  
 Peabody Properties, Inc  
 Linwood Mill  
 536 Granite Street  
 Braintree, MA 02184

Management use only:  
 Date/Time Rcd  
 \_\_\_\_\_

Please see Application Instruction sheet

Applying for : STUDIO  1 BR  2 BR

**HANDICAPPED ADAPTED:**

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

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home #: \_\_\_\_\_ Work #: \_\_\_\_\_ Cell #: \_\_\_\_\_

Co-Applicant's Name: \_\_\_\_\_ Soc. Sec. # \_\_\_\_\_ Address (if different) \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Home #: \_\_\_\_\_ Work #: \_\_\_\_\_

Income Verification (including investment income. Income must be reported for all household members age 18 and older.) 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							
2							
3							
4							

**OTHER PREFERENCE** - see definitions on Instruction Sheet

- 1. Homelessness due to Displacement by Natural Forces Yes  No
- 2. Homelessness due to Displacement by Public Action (Urban Renewal) Yes  No
- 3. Homelessness due to Displacement by Public Action (Sanitary Code Violations) Yes  No
- 4. Involuntary Displacement by Domestic Violence Yes  No

**RENTAL ASSISTANCE:** Do you have any rental assistance ie. 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

**EQUAL OPPORTUNITY / FAIR HOUSING INFORMATION**

Peabody Properties, Inc. does not discriminate on the basis of race, color, sex, religion, national origin, ancestry, sexual orientation, age, marital status, familial status, military/veteran history, disability, source of income, rental assistance, 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.

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)

- White / Non-Minority  Native American or Alaskan Native  Black / African American
- Hispanic / Latino  Asian or Pacific Islander  Cape Verdean / 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 a criminal background check and 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.

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

\_\_\_\_\_  
 Applicant's Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Co-Applicant Signature

\_\_\_\_\_  
 Date



# Linwood Mill Preliminary RENTAL Application Instructions

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

**If, after reading these instructions, you still have questions, please call Peabody Properties at 508 304 5459**

## 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..  
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. Your household size and composition must be appropriate for the unit size
3. 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
4. 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.
5. You intend to reside in the development as your primary residence

## Application Process

1. You must fill out the application completely and return to Peabody Properties  
If unsigned or incomplete, your Preliminary Application will be rejected.
2. Information provided on this Preliminary Application will be treated as confidential.
3. All information provided will be verified. If you have intentionally falsified information, your application will be rejected.
4. Your household can file only one application, and no household member can appear on more than one application.
5. 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
6. Priority for the accessible units will be for families which require physical accommodations.
7. If your Preliminary Application indicates that you have a high likelihood of being offered a unit, you will be required to attend an interview and complete a full 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.

**Please mail completed application to  
Peabody Properties, Inc.  
Linwood Mill  
536 Granite Street  
Braintree, MA 02184**

## **OTHER PREFERENCE**

**A. 1st Priority - Homelessness due to Displacement by Natural Forces:** An applicant, otherwise eligible and qualified, who has been displaced by:

- 1) fire not due to the negligence or intentional act of applicant or a household member;
- 2) earthquake, flood or other natural cause; or
- 3) a disaster declared or otherwise formally recognized under disaster relief laws.

**B. 2nd Priority - Homelessness due to Displacement by Public Action (Urban Renewal):** An applicant, otherwise eligible and qualified, who will be displaced within 90 days, or has been displaced within the three years prior to application, by:

- 1) any low rent housing project as defined in M.G. L. c. 121B, s 1, or
- 2) a public slum clearance or urban renewal project initiated after January 1, 1947, or
- 3) other public improvement.

**C. 3rd Priority - Homelessness due to Displacement by Public Action (Sanitary Code Violations):** An applicant, otherwise eligible and qualified, who is being displaced, or has been displaced within 90 days prior to application, by enforcement of minimum standards of fitness for human habitation established by the State Sanitary Code or local ordinances, provided that:

- 1) neither the applicant nor a household member has caused or substantially contributed to the cause of enforcement proceedings, and
- 2) the applicant has pursued available ways to remedy the situation by seeking assistance through the courts or appropriate administrative or enforcement agencies.

**D. 4th Priority – Involuntary Displacement by Domestic Violence:** “Domestic Violence” means actual or threatened physical violence directed against one or more members of the applicant’s family by a spouse or other member of the applicant’s household. An applicant is involuntarily displaced by domestic violence if:

- 1) The applicant has vacated a housing unit because of domestic violence; or
- 2) The applicant lives in a housing unit with a person who engages in domestic violence.
- 3) If the applicant is still living in the unit at the time of selection, the violence must have occurred within six months or be of a continuing nature. This priority applies only to households with one or more children under the age of 18.



*It is unlawful to discriminate against any person because of race, color, religion, familial status, age, sex, sexual orientation, handicap, veteran's status, national origin or ancestry.*

