

LITTLE POND PLACE

Project Based Units

**Lottery: Friday July 10, 2020 - 2pm
Falmouth Town Hall**



41 Spring Bars Road, Falmouth, MA

Anticipated Occupancy Date August 15, 2020

To All Lottery Applicants,

Falmouth Housing Corporation is the developer and managing agent for Little Pond Place. We are very happy to announce the availability of applications for a lottery for new family rental housing in Falmouth, MA.

Little Pond Place is an affordable housing development consisting of 40 apartments. It is located at 41 Spring Bars Road in Falmouth, MA and consists of 3 residential buildings with a total of 14 one-bedroom units, 22 two-bedroom units and 4 three-bedroom units. A fourth building will house the community center with laundry facilities. The site will contain 55 parking spaces including 5 accessible spaces. The rent includes heat and electricity. All Little Pond Place apartments are smoke free. Pets are not allowed, reasonable accommodations will be made with proper documentation.

All 40 units are affordable and have income eligibility requirements. Included in the 40 units are 4 mobility accessible units and 1 sensory accessible unit. The development is located in close proximity to the downtown Falmouth area and within walking distance to many amenities including the Falmouth Mall with a supermarket, public transportation and numerous other shops and restaurants.

This package includes the Lottery Application Instructions and the Lottery Application. Please follow the instructions and mail, email, fax or hand deliver your completed application along with the required income documentation to the designated drop box at 704 Main Street, Suite D, Falmouth, MA. There is no need to wait for **the application deadline of Monday June 8, 2020 at 5:00PM**, feel free to submit your application sooner. You are strongly encouraged to attend one of the ***Information Sessions held in the Community Room at 704 Main Street, Falmouth on Wednesday April 22, 2020 at 7PM or Saturday May 9, 2020 at 2PM**. At those sessions, you will learn more about Little Pond Place and the lottery process.

***Due to the current regulations regarding COVID-19 please check with our office at 508-540-4009 or the website at www.falmouthhousingcorp.org to find out any changes or cancellations.**

We look forward to meeting you and working with you.

Falmouth Housing Corporation does not discriminate on the basis of race, color, religion, sex, national origin, sexual orientation, age, familial status or physical or mental disability in the access or admission to its programs or employment, or in its programs, activities, functions or services. Disabled persons are entitled to request a reasonable accommodation of rules, policies, practices, or services, or to request a reasonable modification of housing, when such accommodations or modifications are necessary to afford the disabled person equal opportunity to use and enjoy said housing.



Language Assistance services available
For more information or reasonable accommodations,
Call Falmouth Housing Corporation 508-540-4009
TTY/TTD 800-439-2370



Falmouth Housing Corporation
 704 Main Street, Suite D
 Falmouth, MA 02540
 508-540-4009
lottery@falmouthhousingcorp.org

LITTLE POND PLACE Project Based Units LOTTERY APPLICATION INSTRUCTIONS



Application Process

1. You must fill out the Lottery Application completely and return it with the required documentation no later than **Monday, June 8, 2020 at 5:00 PM**. Answer all questions.

Only complete and signed Lottery Applications (with necessary documentation) will be included in the lottery.

RETURN IN PERSON OR BY MAIL TO	RETURN BY FAX TO:
Falmouth Housing Corporation 704 Main Street, Suite D Falmouth, MA 02540	508-548-6329 Attn: Diane Adler
	RETURN BY E-MAIL TO:
	lottery@falmouthhousingcorp.org

2. Please submit copies of 8 consecutive most recent pay stubs, unemployment stubs, social security benefit letter, retirement income, pension, child support etc. Copies of 6 consecutive most recent bank statements (checking and savings) for all adult household members. These documents must be included with the Lottery Application.

DO NOT SEND ORIGINALS

3. **Maximum gross household income is as follows:**

INCOME QUALIFICATIONS	30% GROSS INCOME LIMIT					
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON
UNIT SIZE						
1BR	\$19,250	\$22,000				
2 BR		\$22,000	\$24,750	\$24,450		
3 BR			\$24,750	\$24,450	\$30,170	\$34,950

4. **Minimum gross income*** There are no minimum income requirements.



5. Household Size Definition

Household size will be appropriate for the unit size.

Three bedroom units shall have a minimum of 3 persons and a maximum of 6 persons.

Two bedroom units shall have a minimum of 2 persons and a maximum of 4 persons.

One bedroom units shall have a maximum of 2 person

Exceptions will be made for approved reasonable accommodation requests.

6. Information provided on this Lottery Application is confidential.

7. Applicants with a sensory or mobility disability may request an accessible unit, a reasonable modification of the housing or a reasonable accommodation of rules, policies, practices or services, necessary to afford the disabled person an equal opportunity to use and enjoy housing.

8. Your household can file only one application, and no household member can appear on more than one application. Incomplete applications missing any information or required documents will not be processed.
MAKE COPIES OF PAY STUBS AND BANK STATEMENTS AS ORIGINALS WILL NOT BE ACCEPTED.

9. Eligible applicants will be notified by mail of their lottery number. The notification letter will provide the date, time and location of the lottery. Attendance is not mandatory to be selected in the lottery. No units will be awarded at that time. The Falmouth Housing Corporation will contact households in order of their ranking on the list created from the drawing.

10. Ineligible applicants will be notified in writing stating the reason for being determined ineligible.

11. **The application deadline is Monday, June 8, 2020 at 5:00PM.** You are encouraged to attend the Information Sessions on Wednesday, April 22, 2020 at 7PM or Saturday, May 9, 2020 at 2:00 PM. These will be held in the Community Room at 704 Main Street Falmouth, MA.

12. Anticipated occupancy August 15, 2020.

Due to the current regulations regarding COVID-19 please check with our office at 508-540-4009 or the website at www.falmouthhousingcorp.org to find out any changes or cancellations.

Lottery Process

1. Lottery numbers for all eligible applicants are pulled at random from all pools for which they are eligible.
2. Every eligible applicant will be entered into the lottery.
3. The Falmouth Housing Corporation will send letters to each applicant with the results of the lottery.

Tenant Selection Process

The Falmouth Housing Corporation is the management agent and will begin the Tenant Selection Process with the list of results from the Lottery and all Lottery Applications. When your name is pulled from this list, you will complete a Rental Application for the Falmouth Housing Corporation that will include verification of information provided on the Lottery Application as well as other screening criteria defined in the Tenant Selection Plan.

**Language Assistance services available
For more information or reasonable accommodations contact:**

Falmouth Housing Corporation

704 Main Street, Suite D

Falmouth, MA 02540

508-540-4009

lottery@falmouthhousingcorp.org

TTY/TTD 800-439-2370



The Falmouth Housing Corporation does not discriminate in the selection of applicants on the basis of race, color, religion, sex, national origin, sexual orientation, age, children, familial status, genetic information, marital status, or physical or mental disability in the access or admission to its programs or employment, or in its programs, activities, functions or services. Disabled persons are entitled to request a reasonable accommodation of rules, policies, practices, or services, or to request a reasonable modification of housing, when such accommodations or modifications are necessary to afford the disabled person equal opportunity to use and enjoy said housing.



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LITTLE POND PLACE
Project Based Units
LOTTERY APPLICATION
Deadline: Monday, June 8, 2020 @ 5:00PM
Please see Lottery Application Instructions



LITTLE POND PLACE
41 Spring Bars Road
Falmouth, MA 02540

PRELIMINARY RENTAL APPLICATION - EQUAL HOUSING OPPORTUNITY

*FALMOUTH HOUSING CORPORATION WILL PROVIDE HELP IN REVIEWING THIS DOCUMENT.
IF NECESSARY, PERSONS WITH DISABILITIES MAY ASK FOR THIS APPLICATION IN LARGE PRINT TYPE,
OR OTHER ALTERNATE FORMATS. LANGUAGE ASSISTANCE SERVICES ARE AVAILABLE.*

Note: Please fill in all sections completely. Failure to do so will result in processing delays or rejection of your application. Should you need help in completing this application, please contact the Falmouth Housing Corporation at 508-540-4009 Ext 13.

Applicant: _____ Home Tel: _____

Present Address _____

City: _____ State: _____ Zip: _____

Co-Applicant: _____ Home Tel: _____

Address (if different): _____

City: _____ State: _____ Zip: _____

Race / Ethnicity:

(Optional Section: Information will be used for fair housing programs only, as required by State and Federal Laws.)

☐ American Indian/Alaskan Native ☐ Asian or Pacific Islander

☐ Black (not of Hispanic origin) ☐ Hispanic

☐ White (not of Hispanic origin)

☐ Other _____

Size Of Apartment Needed: 1BR ☐ 2BR ☐ 3BR ☐

Unit Type Requested: (Check all that apply)

Wheelchair Yes ☐ No ☐

Sensory Adapted Unit (for hearing and/or visual impairments) Yes ☐ No ☐



Does any member of the household have any accessibility or reasonable accommodation requests or changes in a unit or development or alternate ways we need communicate with you? If yes, please explain.

Present Housing Cost Per Month \$_____ Including Utilities [] Yes [] No

How long have you lived at present address? _____ Years

What are the reasons for moving? _____

FAMILY COMPOSITION—List all those who will occupy the apartment, including yourself. A “household” is an individual or two or more persons who will live regularly in the unit as their primary residence. Household size will be appropriate for the number of bedrooms in the apartment.

List all Household Members	Relationship	Age	Gender	Social Security Number	Full Time Student
	<i>Head of Household</i>				Yes / No
					Yes / No
					Yes / No
					Yes / No
					Yes / No
					Yes / No

REFERENCES - Full name and address of Landlords or Officials at other places you have lived over the last five years. This can include shelters.

Name of PRESENT Landlord/Official _____ Telephone _____

Address _____

Name of PRESENT Landlord/Official _____ Telephone _____

Address _____

NOTE: If you are unable to furnish a landlord or other housing reference, please furnish character references. They must have known you for one (1) year or more and not be related to you.

Name of Character Reference _____ Telephone _____

Address _____

Name of Character Reference _____ Telephone _____

Address _____



Please indicate the income received and assets held by each member of your household.
List each member by the corresponding number on the first page.

Employment Income By Household Member:

Member # _____

Name of Present Employer _____ Telephone _____

Address _____

Years Employed _____ Position _____ Current Salary \$ _____

[] weekly [] bi-weekly [] monthly

Member # _____

Name of Present Employer _____ Telephone _____

Address _____

Years Employed _____ Position _____ Current Salary \$ _____

[] weekly [] bi-weekly [] monthly

Member # _____

Name of Present Employer _____ Telephone _____

Address _____

Years Employed _____ Position _____ Current Salary \$ _____

[] weekly [] bi-weekly [] monthly

Member # _____

Name of Present Employer _____ Telephone _____

Address _____

Years Employed _____ Position _____ Current Salary \$ _____

[] weekly [] bi-weekly [] monthly

Member # _____

Name of Present Employer _____ Telephone _____

Address _____

Years Employed _____ Position _____ Current Salary \$ _____

[] weekly [] bi-weekly [] monthly

Member # _____

Name of Present Employer _____ Telephone _____

Address _____

Years Employed _____ Position _____ Current Salary \$ _____

[] weekly [] bi-weekly [] monthly



Other Sources Of Income By Household Member:

List all other income such as Welfare, Social Security, SSI, Pensions, Disability Compensation, Unemployment Compensation, Interest, Alimony, Child Support, Annuities, Dividends, Income from Rental Property, Military Pay, Scholarships, and/or grants.

	Type of Income	Gross Earnings (Before Taxes)
Member # _____	_____	_____
_____	_____	_____
	_____	Per [] week [] month [] year
Member # _____	_____	_____
_____	_____	_____
	_____	Per [] week [] month [] year
Member # _____	_____	_____
_____	_____	_____
	_____	Per [] week [] month [] year
Member # _____	_____	_____
_____	_____	_____
	_____	Per [] week [] month [] year
Member # _____	_____	_____
_____	_____	_____
	_____	Per [] week [] month [] year
Member # _____	_____	_____
_____	_____	_____
	_____	Per [] week [] month [] year



Income From Assets:

Assets include Checking Accounts, Savings Accounts, Term Certificates, Money Markets, Stocks, Bonds, Real Estate holdings and Cash Value of a Life Insurance Policy.

	Type of Asset	Interest or Dividend Income
Member # _____	_____	_____
_____	_____	_____
		Per [] week [] month [] year
Member # _____	_____	_____
_____	_____	_____
		Per [] week [] month [] year
Member # _____	_____	_____
_____	_____	_____
		Per [] week [] month [] year
Member # _____	_____	_____
_____	_____	_____
		Per [] week [] month [] year
Member # _____	_____	_____
_____	_____	_____
		Per [] week [] month [] year



I/We hereby certify that the information furnished on this application is true and complete, to the best of my/our knowledge and belief. Inquiries may be made to verify the statements herein. All information is regarded as confidential in nature, and a consumer credit report and a Criminal Offenders Record Information (CORI) report may also be requested.

I/We certify that I/We understand that false statements or information are punishable as applicable under State or Federal Law.

I/We hereby certify that we have received a notice from the management agent describing the right to reasonable accommodations for persons with disabilities.

Signed under the pains and penalties of perjury.

_____	_____
Head of Household/Applicant	Date

_____	_____
Co Applicant	Date



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- | | | |
|--------------------------|---|------------------------|
| <input type="checkbox"/> | ضع علامة في هذا المربع إذا كنت تقرأ أو تتحدث العربية. | 1. Arabic |
| <input type="checkbox"/> | Խոսողո՞ւմ ե՞ս, և չո՞ւմ կատարեք այս քանակություն, եթե խոսո՞ւմ կամ կարդո՞ւմ եք հայերեն: | 2. Armenian |
| <input type="checkbox"/> | যদি আপনি বাংলা পড়েন বা বলেন তা হলে এই বাক্সে দাগ দিন। | 3. Bengali |
| <input type="checkbox"/> | ល្អបញ្ជាក់ក្នុងប្រអប់នេះ បើអ្នកអាន ឬនិយាយភាសា ខ្មែរ ។ | 4. Cambodian |
| <input type="checkbox"/> | Motka i kahhon ya yangin ûntûngnu' manaitai pat ûntûngnu' kumentos Chamorro. | 5. Chamorro |
| <input type="checkbox"/> | 如果你能读中文或讲中文，请选择此框。 | 6. Simplified Chinese |
| <input type="checkbox"/> | 如果你能讀中文或講中文，請選擇此框。 | 7. Traditional Chinese |
| <input type="checkbox"/> | Označite ovaj kvadratić ako čitate ili govorite hrvatski jezik. | 8. Croatian |
| <input type="checkbox"/> | Zaškrtněte tuto kolonku, pokud čtete a hovoříte česky. | 9. Czech |
| <input type="checkbox"/> | Kruis dit vakje aan als u Nederlands kunt lezen of spreken. | 10. Dutch |
| <input type="checkbox"/> | Mark this box if you read or speak English. | 11. English |
| <input type="checkbox"/> | اگر خواندن و نوشتن فارسی بلد هستید، این مربع را علامت بزنید. | 12. Farsi |

<input type="checkbox"/>	Cocher ici si vous lisez ou parlez le français.	13. French
<input type="checkbox"/>	Kreuzen Sie dieses Kästchen an, wenn Sie Deutsch lesen oder sprechen.	14. German
<input type="checkbox"/>	Σημειώστε αυτό το πλαίσιο αν διαβάζετε ή μιλάτε Ελληνικά.	15. Greek
<input type="checkbox"/>	Make kazye sa a si ou li oswa ou pale kreyòl ayisyen.	16. Haitian Creole
<input type="checkbox"/>	अगर आप हिन्दी बोलते या पढ़ सकते हैं तो इस बक्स पर चिह्न लगाएँ।	17. Hindi
<input type="checkbox"/>	Kos lub voj no yog koj paub twm thiab hais lus Hmoob.	18. Hmong
<input type="checkbox"/>	Jelölje meg ezt a kockát, ha megérte vagy beszéli a magyar nyelvet.	19. Hungarian
<input type="checkbox"/>	Markaam daytoy nga kahon no makabasa wenno makasaoka iti Ilocano.	20. Ilocano
<input type="checkbox"/>	Marchi questa casella se legge o parla italiano.	21. Italian
<input type="checkbox"/>	日本語を読んだり、話せる場合はここに印を付けてください。	22. Japanese
<input type="checkbox"/>	한국어를 읽거나 말할 수 있으면 이 칸에 표시하십시오.	23. Korean
<input type="checkbox"/>	ໃຫ້ໝາຍໃສ່ຊ່ອງນີ້ ຖ້າທ່ານອ່ານຫຼືປາກພາສາລາວ.	24. Laotian
<input type="checkbox"/>	Prosimy o zaznaczenie tego kwadratu, jeżeli posługuje się Pan/Pani językiem polskim.	25. Polish

<input type="checkbox"/>	Assinale este quadrado se você lê ou fala português.	26. Portuguese
<input type="checkbox"/>	Însemnați această casuță dacă citiți sau vorbiți românește.	27. Romanian
<input type="checkbox"/>	Пометьте этот квадратик, если вы читаете или говорите по-русски.	28. Russian
<input type="checkbox"/>	Обележите овај квадратик уколико читате или говорите српски језик.	29. Serbian
<input type="checkbox"/>	Označte tento štvorček, ak viete čítať alebo hovoriť po slovensky.	30. Slovak
<input type="checkbox"/>	Marque esta casilla si lee o habla español.	31. Spanish
<input type="checkbox"/>	Markahan itong kuwadrado kung kayo ay marunong magbasa o magsalita ng Tagalog.	32. Tagalog
<input type="checkbox"/>	ให้กาเครื่องหมายลงในช่องถ้าท่านอ่านหรือพูดภาษาไทย.	33. Thai
<input type="checkbox"/>	Maaka 'i he puha ni kapau 'oku ke lau pe lea fakatonga.	34. Tongan
<input type="checkbox"/>	Відмітьте цю клітинку, якщо ви читаете або говорите українською мовою.	35. Ukranian
<input type="checkbox"/>	اگر آپ اردو پڑھتے یا بولتے ہیں تو اس خانے میں نشان لگائیں۔	36. Urdu
<input type="checkbox"/>	Xin đánh dấu vào ô này nếu quý vị biết đọc và nói được Việt Ngữ.	37. Vietnamese
<input type="checkbox"/>	באצייכנט דעם קעסטל אויב איר לייענט אדער רעדט אידיש.	38. Yiddish