



Maloney

PROPERTIES

Dear Prospective Tenant,

Maloney Properties, Inc. is pleased to provide you with the information for renting a new apartment at Nema Apartments, located at 399 Congress Street, Boston, MA 02210

The following provides a description of the property, income and eligibility requirements, unit pricing, preference criteria and a sample timeline of the process following the lottery. We will provide information about the lottery on our website:

www.NemaLottery.com

Location and Building Description

Nema is located at 399 Congress Street in Boston's Seaport District. The building consists of 414 apartments. There will be a total of 54 income-restricted rentals in the 70% AMI income categories. The restrictions are set by the Boston Planning & Development Agency (BPDA).

Accessibility Features:

All of the units are required (and designed) to be Group 1 adaptable units per the Mass. Architectural Access Board definition. This means they can be adapted to accommodate someone who uses a wheelchair but are not equipped with grab bars, etc. as part of the base scope of the project. The bathrooms and kitchens have the required clearances, cabinet and counter heights may be modified *without structural change* to the unit, door clearances are compliant and wall blocking is included where required for the future installation of grab bars should someone who uses a wheelchair buy a unit. Clearances also meet Fair Housing requirements.

Application request period and deadline to return completed applications:

APPLICATION REQUEST PERIOD

The application distribution period will be from **September 30th, 2019 – October 9th, 2019**

To request an application be sent to your mailing address, please call: 781-992-5309

To complete the application online*, please visit: www.NemaLottery.com

Please note that for the request of an online application before distribution date, you will receive an email with the link to the application. For those who request during the distribution period will fill out the request form and be **immediately given—on the page after the request form—a link to the application.*

*Online applications **do not** need to be mailed.*

Applications can also be picked up in person on the following dates and times:

| Date | Time |
|----------------------------|------------------|
| Monday, September 30, 2019 | 10:00AM - 2:00PM |
| Tuesday, October 1, 2019 | 10:00AM - 2:00PM |
| Thursday, October 3, 2019 | 3:00PM - 7:00PM |
| Friday, October 4, 2019 | 10:00AM – 2:00PM |
| Saturday, October 5, 2019 | 10:00AM - 2:00PM |

Application Pick-up Location: 12 Channel Street, Boston, MA 02210

DEADLINE TO RETURN COMPLETED APPLICATIONS

Online applications must be completed by **October 16, 2019**
 Completed paper applications must be returned by the deadline—remit by mail only:

Postmarked no later than **October 16, 2019**

Maloney Properties, Inc.
 Attention: Nema Lottery
 27 Mica Lane, Wellesley MA 02481

Selection by Lottery. Income & Asset, Use & Occupancy Restrictions apply.
 Preference for Boston Residents.
 Preference for Households with at least one person per bedroom.
 Preference for disabled applicants for ADA mobility & hearing unit.

Free language assistance and reasonable accommodations available.
 For more info or to make a request for reasonable accommodations, please call
 Maloney Properties, Inc. 781-992-5309 | U.S. Relay 711
 Or email: Nema@maloneyproperties.com

Maloney Properties, Inc. will email you a confirmation receipt within five business days to confirm that we have received your completed application.
 If you have not received confirmation within five business days, you must contact our office at 781-943-0200 | MA Relay 711 immediately.

Price and Maximum Income Limits:

54 Income Restricted Rental Units

| # of Units | Unit Size | Rent | AMI |
|------------|--------------|---------|-----|
| 7 | Micro-Studio | \$1,012 | 70% |
| 10 | Studio | \$1,125 | 70% |
| 1 | Micro 1-Bed | \$1,186 | 70% |
| 21 | 1-Bed* | \$1,318 | 70% |
| 1 | Micro 2-Bed | \$1,343 | 70% |
| 12 | 2-Bed** | \$1,492 | 70% |
| 2 | 3-Bed | \$1,672 | 70% |

*One ADA Unit available for persons with mobility, hearing & visual impairments
 **Two ADA Unit available for persons with mobility, hearing & visual impairments

Minimum Income Requirements Apply:

| Unit Size | Minimum Income |
|--------------|----------------|
| Micro-Studio | \$30,360 |
| Studio | \$33,750 |
| Micro 1-Bed | \$35,580 |
| 1-Bed** | \$39,540 |
| Micro 2-Bed | \$40,290 |
| 2-Bed | \$44,760 |
| 3-Bed | \$50,160 |

**Minimum limits do not apply to households that receive housing assistance (i.e. Section 8, VASH, MRVP)*

Maximum Asset Limits

| |
|----------------|
| 70% AMI |
| \$75,000 |

Does not include retirement. Does include Real Estate

Preference/Requirements

Applicants must meet certain requirements in order to qualify to rent an income-restricted unit. Applicants will also be given preferences in the selection of the income-restricted units. The requirements and preferences are defined in order below.

Preferences (in order):

- 1. ADA Preference - Units built out for persons with disabilities:** Households applying with an ADA Unit would be required to submit documentation to the City of Boston Disability Commission from the doctor that treats them for his or her impairment. This is not a requirement to apply for the lottery. This is only required if selected after the lottery.
- 2. Boston Residents:** Boston resident shall mean any individual whose principal residence, where he or she permanently and normally eats, sleeps and maintains his or her normal personal and household effects, is in the City of Boston. Required Documentation:
If you are picked from the lottery, you'll be asked to provide two of the following to prove your Boston residency. All certifications need to display your name and the Boston address. Bills need to be dated in the last 60 days. If you submit false residency information, you'll lose your spot in the lottery.
 - A dated letter from transitional housing or a homeless shelter located in the City of Boston
 - Signed lease (At-will lease counts)
 - Mortgage / Property Tax statement
 - Car registration / insurance cover page
 - Renter's Insurance



- Heating bill (Gas, Electric, Oil)
- Cable / Data / Internet bill
- City of Boston voter registration / Resident listing
- Cell / Landline phone bill

3. Minimum Household Size of at least one person per bedroom: Applicants with 2 or more household members will receive preference for the 2 bedroom apartment

Timeline

We plan to host the lottery approximately 3-4 weeks after the application deadline.

Applicants will be invited to the lottery once a date and time has been established.

Following the lottery, prospective tenants must adhere to the following schedule:

Approximately **2-3 weeks following the lottery**, the top pool of applicants, based on lottery number, income category and preferences, will be contacted to supply any additional information needed for the BPDA application. At the same time, applicants will be required to complete a credit and background application.

Minimum income requirements do not apply to applicants with housing subsidies like Section 8 vouchers, VASH, MRVP. From there, the BPDA application package will be submitted to the BPDA for approval. This process takes approximately 4-6 weeks.

Move-ins

Move-ins are estimated to begin around November-December 2019

Maloney Properties' staff is available to answer any questions during the process.

Please feel free to email us at Nema@maloneyproperties.com or call 781-992-5309 |MA Relay 711.

Thank you

Maloney Properties, Inc. Staff
27 Mica Lane, Wellesley, MA 02481

www.BRA-DND-Affordable.com

www.MaloneyRealEstate.com

Selling and Renting Affordable Units for over 30 Years

