



BPDA Income Restricted Rental Opportunity
 40 Malvern Street, Allston, MA 02135
www.40MalvernLottery.com

6 Income Restricted Rental Units

# of Units	BR Size	Rent*	% Income
1	1-Bed*	\$1,277	70%
5	2-Bed	\$1,459	70%

*One ADA Unit available for persons with mobility and hearing impairment

Maximum Income Limit

HH size	Up to 70%
1	\$52,850
2	\$60,400
3	\$67,950
4	\$75,450
5	\$81,500
6	\$87,550

Minimum Income Requirements*:

1 Bedroom: \$38,310
 2 Bedroom: \$43,770

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

Asset Limit

70% AMI
\$75,000

Does not include retirement. Does include Real Estate

Households may request an application be sent by email or mail from **May 13, 2019 - May 22, 2019** through the following methods:

To complete the application online, please visit: www.40MalvernLottery.com

To have a hard copy of the application sent to your mailing address, please call: 781-992-5304

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

Date	Time
Tuesday, May 14, 2019	10:00AM - 2:00PM
Wednesday, May 15, 2019	3:00PM - 7:00PM
Thursday, May 16, 2019	10:00AM - 2:00PM
Friday, May 17, 2019	10:00AM - 2:00PM
Saturday, May 18, 2019	10:00AM - 2:00PM

Location: Honan-Allston Branch of the Boston Public Library - 300 N Harvard St, Allston, MA 02134

Applications can be completed online by **May 29, 2019**

Completed printed, signed, paper applications can also be mailed to Maloney Properties

Postmarked no later than **May 29, 2019**

Maloney Properties, Inc.

Attention: 40 Malvern Lottery

27 Mica Lane, Wellesley MA 02481

Selection by lottery.

Asset, Use & Occupancy Restrictions apply.

Preference

Preference for disabled household for ADA unit.

Preference for Boston Residents.

Preference for Households with at least one person per bedroom.

For more info or reasonable accommodations,
 Call Maloney Properties, Inc. 781-992-5304 | U.S. Relay 711 or Email: 40Malvern@MaloneyProperties.com



Equal Housing Opportunity



Dear Prospective Tenant,

Maloney Properties, Inc. is pleased to provide you with the information for renting a new apartment at 40 Malvern Street, Allston, MA 02135.

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.40MalvernLottery.com

Location and Building Description

The property is located at 40 Malvern Street, Allston, MA 02135. The property includes 48 new luxury residences. There will be a total of 6 affordable rentals in the 70% AMI income category. 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

The application distribution period will be from

Monday, May 13, 2019 – Wednesday, May 22, 2019 through the following methods:

To request an application be sent to your mailing address, please call: 781-992-5304

***To complete the application online, please visit: www.40MalvernLottery.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, you 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 will also be available in person on the following dates and times:

Date	Time
Tuesday, May 14, 2019	10:00AM - 2:00PM
Wednesday, May 15, 2019	3:00PM - 7:00PM
Thursday, May 16, 2019	10:00AM - 2:00PM
Friday, May 17, 2019	10:00AM – 2:00PM
Saturday, May 18, 2019	10:00AM - 2:00PM

Location: Honan-Allston Branch of the Boston Public Library - 300 N Harvard St, Allston, MA 02134

DEADLINE TO RETURN COMPLETED APPLICATIONS

Online applications must be completed by **May 29, 2019**

Completed paper applications must be returned by the deadline—remit by mail only:

Postmarked no later than **May 29, 2019**

Maloney Properties, Inc.

Attention: 40 Malvern Lottery

27 Mica Lane, Wellesley MA 02481

Selection by lottery. Asset, Use & Occupancy Restrictions apply.

Preference for disabled household for ADA unit. Preference for Boston Residents.

Preference for Households with at least one person per bedroom.

Free language assistance and reasonable accommodations available. For assistance and more information, please call Maloney Properties, Inc. 781-992-5304 | US Relay 711

or Email: 40Malvern@MaloneyProperties.com

Maloney Properties, Inc. will email applicants who have mailed in their application 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:

The minimum income limits are 2.5 times the annual rent. Minimum income requirements do not apply to applicants with Section 8 vouchers.

6 Income Restricted Rental Units

# of Units	BR Size	Rent*	% Income
1	1-Bed*	\$1,277	70%
5	2-Bed	\$1,459	70%

Minimum income limits apply

**Includes one unit built out for mobility impairments*

Maximum Income per Household Size

HH size	Up to 70%
1	\$52,850
2	\$60,400
3	\$67,950
4	\$75,450
5	\$81,500
6	\$87,550

Asset Limit - Does not include retirement accounts, does include real estate.

70% AMI Limit
\$75,000

Preference/Requirements

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

Preferences (in order):

- **Units built out for persons with mobility impairment for the ADA Unit**
- **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.
- **Household Size:** Households with at least one person per bedroom occupying the unit have preference over households with fewer than one person per bedroom.

Required Documentation:

If you are picked from the lottery, you'll be asked to provide two of the following to prove your Boston residency:

- 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

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.

Timeline

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

Approximately 3-4 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.

Upon review of the BRA application, minimum income requirement and credit, applicants will then be invited to tour the apartments. Please note the owner's minimum income requirement is

2.5 times the annual rent. Minimum income requirements do not apply to applicants with Section 8 vouchers. From there, the BRA application package will be submitted to the BRA for approval. This process takes approximately 8 weeks.

Move-ins

Move-ins will be scheduled for Fall 2019

Maloney Properties' staff is available to answer any questions during the process. Please feel free to email us at 40Malvern@MaloneyProperties.com or call 781-992-5304 | 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 35 Years