



**BDPA Income Restricted Rental Opportunity**  
**Douglass Park**  
**801 Tremont Street & 650 Columbus Avenue Boston, MA 02119**  
[www.DouglassParkLottery.com](http://www.DouglassParkLottery.com)

2 Income Restricted Rental Units

# of Units	Unit Size	Rent	% AMI
1	1-Bedroom	\$1,277	70%
1	2-Bedroom*	\$1,459	70%

\*ADA unit built out for households with mobility impairments

**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**

<b>70% AMI</b>
\$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.DouglassParkLottery.com](http://www.DouglassParkLottery.com)**

**To have a hard copy of the application sent to your mailing address, please call: 781-992-5302**

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

Date	Time
Monday, May 13, 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:** South End Library Branch - 685 Tremont St, Boston, MA 02118

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

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

Maloney Properties, Inc.

Attention: Douglass Park Lottery

27 Mica Lane, Wellesley MA 02481



Equal Housing Opportunity



Selection by lottery. Asset, Use & Occupancy Restrictions apply. Preference for disabled household for ADA units. Preference for Boston Residents.

Preference for Households with at least one person per bedroom.

For more info or to make a request for reasonable accommodations, please call

Maloney Properties, Inc. 781-992-5302 | U.S. Relay 711 | or Email: [DouglassPark@MaloneyProperties.com](mailto:DouglassPark@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 Douglass Park located at 801 Tremont Street & 650 Columbus Avenue, Boston, MA 02119.

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.DouglassParkLottery.com](http://www.DouglassParkLottery.com)

**Location and Building Description**

The property located at 801 Tremont Street & 650 Columbus Avenue, Boston, MA 02119. The property includes 17 new residences. There will be a total of 2 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.

**Price and Maximum Income Limits:**

*2 Income Restricted Rental Units*

# of Units	Unit Size	Rent	% AMI
1	1-Bedroom	\$1,277	70%
1	2-Bedroom*	\$1,459	70%

\*ADA unit built out for households with mobility impairments

**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**

<b>70% AMI</b>
\$75,000

*Does not include retirement. Does include Real Estate*

**APPLICATION REQUEST PERIOD**

**Application request period and deadline to return completed applications:**

The application distribution period will be from **May 13, 2019 - May 22, 2019**

**To complete the application online\*, please visit [www.DouglassParkLottery.com](http://www.DouglassParkLottery.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.*

**To request an application be sent to your mailing address, please call: 781-992-5302**

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

Date	Time
Monday, May 13, 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:** South End Library Branch - 685 Tremont St, Boston, MA 02118

**DEADLINE TO RETURN COMPLETED APPLICATIONS**

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

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

Maloney Properties, Inc.

Attention: Douglass Park Lottery

27 Mica Lane, Wellesley MA 02481

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

27 Mica Lane, Wellesley, MA 02481 | Tel: 617-209-5250 | [info@maloneyrealestate.com](mailto:info@maloneyrealestate.com) | Fax: 781-237-5078

Preference for Boston Residents.  
Preference for Households with at least one person per bedroom.  
Preference for disabled applicants for ADA mobility unit.

For more info or to make a request for reasonable accommodations, please call  
Maloney Properties, Inc. 781-992-5XXX | U.S. Relay 711 | or Email:  
[DouglassPark@MaloneyProperties.com](mailto:DouglassPark@MaloneyProperties.com)

Free language assistance and reasonable accommodations available. For more info or reasonable accommodations, please call Maloney Properties, Inc. 781-992-5302 | U.S. Relay 711 or Email:  
[DouglassPark@MaloneyProperties.com](mailto:DouglassPark@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.

### **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):**

**Disabled Applicants:** Applicants with disabilities will receive preference for the 2-bedroom ADA mobility 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.

**Required Documentation:** **Only 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.

**Minimum Household Size of at least one person per bedroom:** For example, applicants with 2 or more household members will receive preference for the 2 bedroom apartment

### **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 [DouglassPark@MaloneyProperties.com](mailto:DouglassPark@MaloneyProperties.com) or call 781-992-5302 | MA Relay 711.

Thank you,

### **Maloney Properties, Inc. Staff**

27 Mica Lane, Wellesley, MA 02481

[www.BRA-DND-Affordable.com](http://www.BRA-DND-Affordable.com)

[www.MaloneyRealEstate.com](http://www.MaloneyRealEstate.com)

*Selling and Renting Affordable Units for over 35 Years*