APPLY NOW! **This notice expires April 9, 2025.**

Cape Cod Ready Renter Program

AFFORDABLE HOUSING

FALMOUTH - BARNSTABLE- YARMOUTH - DENNIS

THE READY RENTER PROGRAM IS NOW ACCEPTING APPLICATIONS FOR ITS GENERAL WAIT LIST FOR UNITS IN FALMOUTH, BARNSTABLE, YARMOUTH & DENNIS. The list is used to fill existing scattered-site affordable rental units in Yarmouth (30 units), Dennis (24 units), Barnstable (5 units) and Falmouth (21 units). Units include studios, one-bedroom, two-bedroom, three-bedroom units, and a four-bedroom unit. Units are located in apartment buildings, duplexes and single-family homes.

PICK UP AN APPLICATION AT:
Town of Yarmouth, Main Lobby or the Affordable Housing Office, 1146 Route 28, S. Yarmouth, MA

TO REQUEST AN APPLICATION OR TO ASK A QUESTION CONTACT:
Mary Waygan, Town of Yarmouth, 508-398-2231 x1275 mwaygan@yarmouth.ma.us

ATTEND AN INFORMATION SESSION:

Feb 12, 2025 6:30 PM Dennis Police Station Training Room, 90 Bob Crowell Rd, South Dennis

Feb 20, 2025 1 PM Yarmouth Town Hall Hearing Room, 1146 Route 28, South Yarmouth
Remote access by Zoom: https://us02web.zoom.us/j/85702838325

March 6, 2025 6 PM, Yarmouth Town Hall Room A, 1146 Route 28, South Yarmouth

RETURN/MAIL/ DELIVER COMPLETED APPLICATION TO:
Plymouth Redevelopment Authority, 26 Court Street, Plymouth, MA 02360

APPLICATION DUE DATE AND TIME: APRIL 9, 2025 4 PM Applications must be delivered or postmarked by the due date and time listed here. Applications postmarked by the due date and time must be received no later than 5 business days from the due date.

In order to qualify, your household income must not exceed set income limits. For most units, the program income limit is 80% of the Area Median Income: 68,500 for a household of 1, $78,250 for a household of 2, $88,050 for a household of 3, $97,800 for a household of 4, $105,650 for a household of 5, and $113,450 for a household of 6. Some units have a slightly lower program limit of 65% of the Area Median Income: $57,590 for a household of 1, $65,845 for a household of 2, and $74,035 for a household of 3, $82,290 for a household of 4, $88,920 for a household of 5, and $95,485 for a household of 6. Other requirements apply. Here are some of the units filled from this list: Brick Kiln Apartments, East Falmouth, Teaticket Highway Accessory Apartment, East Falmouth, Bell Tower Mall, Centerville, Cape Cod Times Building, Hyannis, Appleby Court, Apply Road, West Yarmouth, Cap'n Galdcliff, Route 28, South Yarmouth, Neptune Place, Neptune Lane, South Yarmouth, Wilfin Road, South Yarmouth, Windrift Cottages, West Yarmouth, Scattered Site Homes and Duplexes in Yarmouth, Swan River Road, West Dennis, Fjord Drive, South Dennis, Trotting Park Apartments, Main Street, West Dennis, Division Street, Dennisport

Households with a rental voucher are encouraged to apply.
This is an Equal Housing Opportunity.

Ready Renter Lottery Application
General Wait List
APPLICATION DEADLINE: April 9, 2025 at 4 PM
This Application Expires April 9, 2025

The Cape Cod Ready Renter Program is currently accepting applications for its General Wait List which is used to fill existing scattered-site affordable rental units in Yarmouth (30 units), Dennis (24 units), Barnstable (5 units) and Falmouth (21 units). You **must** apply using this application in order to be considered for the Ready Renter General Wait List. The application is due April 9, 2025 at 4 P.M. at the Plymouth Redevelopment Authority, 26 Court Street, Plymouth, MA 02360 Applications must be dropped off, delivered or postmarked by the due date and time listed here. Applications postmarked by the due date and time must be received no later than 5 business days from the due date. Applications received after this date will not be processed. Applications which are incomplete will not be accepted. NO EXCEPTIONS! READ THESE INSTRUCTIONS CAREFULLY!

Successful applicants shall be ranked by lottery and placed on the Ready Renter General Wait List. The lottery will consist of all qualified applications received by the due date listed in this application. After the lottery, the lotteried list shall be used to select the tenants for existing Ready Renter units as they become available. Being included in the lottery or getting the wait list does not guarantee you housing, but it does mean that when there is availability, you may be called. If you are called, you will then have an opportunity to view the unit and decide if you want to rent it. At this point, you will need to submit a **FINAL APPLICATION** and documentation for certification of income eligibility prior to setting a move-in date or signing a lease. Households with rental vouchers are encouraged to apply. THIS IS AN EQUAL HOUSING OPPORTUNITY.

In order to qualify, your household income must not exceed set income limits. For most units, the program income limit is 80% of the Area Median Income: 68,500 for a household of 1, $78,250 for a household of 2, $88,050 for a household of 3, $97,800 for a household of 4, $105,650 for a household of 5, and $113,450 for a household of 6. Some units have a slightly lower program limit of 65% of the Area Median Income: $57,590 for a household of 1, $65,845 for a household of 2, and $74,035 for a household of 3, $82,290 for a household of 4, $88,920 for a household of 5, and $95,485 for a household of 6. Other requirements apply.

To be eligible for an affordable rental unit, no household member may own a home (even in Trust) at the time of executing the lease for the affordable unit. This program requires that households renting an affordable unit must use the unit as their primary residence, submit to an annual recertification of income, and notify the program of any changes in household members and/or contact information. Additional information may be required to establish and maintain eligibility. For example, if a new member joins a household, revised income information and documentation will be required.

Application is due April 9, 2025 at 4 P.M. at the
Plymouth Redevelopment Authority, 26 Court Street, Plymouth, MA 02360

There is no rental assistance attached to these units.
Rental Voucher Holders Encouraged to Apply.

If you need additional information, require assistance completing this application, or have any questions contact Mary Waygan, Affordable Housing Program Administrator, Town of Yarmouth at mwaygan@yarmouth.ma.us or 508-398-2231 x 1275.

Discrimination on the basis of race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance recipiency, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law is specifically prohibited in the selection of applicants for this housing opportunity. Disabled persons are entitled to request a reasonable accommodation of rules, policies, practices, or services, or to request a reasonable modification of the housing, when such accommodations or modifications are necessary to afford the disabled person equal opportunity to apply for, use and enjoy the housing

Lottery Application Instructions

1) **COMPLETE AND SIGN THIS APPLICATION.** Complete this application, sign it, and submit to Plymouth Redevelopment Authority with **all** applicable documentation requested here in section number 2:

2) **ATTACH ALL REQUIRED DOCUMENTION LISTED HERE TO THE APPLICATION:** Copies of the following must be attached and submitted with this application for all household members over 18 years of age. Attach all that apply to you and your household members.

A. PAYSTUBS: Copy of your two (2) most recent pay stubs.
B. BENEFITS LETTER: Copy of your most recent benefits letter from Social Security
C. TAX RETURNS and DOCUMENTATION: Copy of your most recent tax return; tax return must be signed. If you are self-employed you must submit a copy of your most recent tax return and most recent profit and loss statement.
D. W2s: Copy of your most recent W-2s
E. BANK AND ACCOUNT STATEMENTS: Copy of your most recent statement for ALL savings, checking, retirement, and other asset accounts.
F. RENTAL VOUCHER: Copy of evidence of Section 8 Voucher or other rental voucher, or pre-approved assistance.

4) **NOTIFICATION** Once all the relevant information is received and clarified, the documentation will be processed to determine income eligibility and you will be notified if your application is accepted.

5) **FINAL APPLICATION & FIRST/LAST/SECURITY DEPOSIT:** This application is an initial application. All applicants who are offered a unit must complete a FINAL APPLICATION. Prior to you leasing a unit, you will need to submit a full FINAL application and documentation for your income eligibility to be certified before a lease can be signed. Your household will also need to show ability to pay the monthly rent, and any FIRST MONTH'S/LAST MONTH'S RENT AND SECURITY DEPOSIT if required by property owner.

5) **ASSISTANCE WITH APPPLICATION:** The Ready Renter Program is available to assist individuals in the completion of their application and are able to accommodate households with disabilities that may impede their ability to complete the application. We can also arrange for assistance for households that have limited English proficiency. Applicants have the right to request a reasonable accommodation(s), which may include a change to a policy, procedure or practice to afford a person with a disability an equal opportunity to participate fully in the housing program or to use and enjoy the housing. Applicants may also be entitled to a reasonable modification(s) of the housing, when such modifications are necessary to afford a person with a disability an equal opportunity to use and enjoy the housing.

6) **ASSETS:** Income counted from assets over $5,000 is the higher of the actual income from the asset or income imputed at 0.6%.

7) **APPLICATION EXPIRATION:** This application expires on April 9, 2025

Lottery Application General Wait List

This application expires April 9, 2025.

Applicant's Name _____

Current Address/PO Box_____

_____Zip_____

Telephone: Home _____ Cell _____

E-Mail Address _____

Total Number of People in Household _____ Estimated Annual Household Income: $_____

Non-English Speaking Applicant (optional)? ____ Yes ____ No Language Preference _____

Does any household member currently own a residential property? If yes, please explain:

_____

Reasonable Accommodations Requested (Responding to this section is optional)

Does any member of your household require reasonable accommodations? ___ Yes ____ No

If yes, please explain (responding to this question is optional): _____

_____

Do you or any member of your household classify yourself as any of the following? (Responding to this section is optional)

□ Asian/Native Hawaiian/Pacific Islander
□ Black/African-/Caribbean-American
□ Cape Verdean
□ Another Race or Ethnicity (please specify): _____
□ Latino
□ Native American
□ White/Caucasian

HOUSEHOLD COMPOSITION Please list ALL persons who will live in the unit:

	Name	Relationship to Head of Household	Age	School Attending and Town
Head of Household				
2				
3				
4				
5				
6				

Lottery Application General Wait List

EMPLOYMENT INCOME AND HISTORY

List all current jobs. Attach additional sheets if needed.
Attached two most recent paystubs for each job listed below.

HOUSEHOLD MEMBER NAME:	
CURRENT EMPLOYER:	
EMPLOYER ADDRESS	
POSITION HELD:	
SUPERVISOR:	
SUPERVISOR PHONE NUMBER:	
INCOME/PAY RATE:	
HOW LONG EMPLOYED?	

HOUSEHOLD MEMBER NAME:	
CURRENT EMPLOYER:	
EMPLOYER ADDRESS	
POSITION HELD:	
SUPERVISOR:	
SUPERVISOR PHONE NUMBER:	
INCOME/PAY RATE:	
HOW LONG EMPLOYED?	

HOUSEHOLD MEMBER NAME:	
CURRENT EMPLOYER:	
EMPLOYER ADDRESS	
POSITION HELD:	
SUPERVISOR:	
SUPERVISOR PHONE NUMBER:	
INCOME/PAY RATE:	
HOW LONG EMPLOYED?	

Lottery Application General Wait List

This application expires April 9, 2025

OTHER INCOME

List ALL SOUCES of household income as requested below.
If a section does not apply, cross it out or write N/A.
Attached benefits letter or statement for each item listed below.

NAME	SOURCE OF INCOME	GROSS MONTHLY AMOUNT
	Social Security	
	Social Security	
	Social Security	
	Alimony	
	Child Support	
	Child Support	
	SSI Benefits	
	SSI Benefits	
	SSI Benefits	
	Pension – list source	
	Pension – list source	
	Veteran's Benefits	
	Veteran's Benefits	
	Unemployment Compensation	
	Unemployment Compensation	
	Title IV / TANF	
	Title IV / TANF	
	Interest Income (source)	
	Other:	
	Other:	
	Other:	

Do you anticipate any changes in income in the next 12 months?
_____Yes _____ No If yes, please explain: _____

_____

Lottery Application General Wait List

This application expires April 9, 202

ASSETS

List all of your assets.
If a section does not apply, cross it out or write N/A.
Attach most recent statement for each item listed below.

FINANCIAL INSTITUTIONS

CHECKING	#	BANK	Balance $
SAVINGS	#	BANK	Balance $
TRUST ACCOUNTS	#	BANK	Balance $
CERTIFICATES OF DEPOSITS (CD's)	#	BANK	Balance $
CREDIT UNION ACCOUNTS	#		Balance $

ALL OTHER ASSETS

SAVINGS BONDS	#	Maturity Date	Face Value$
LIFE INSURANCE POLICY	#	Company/issuer	Cash Value
STOCKS	Name	# Shares	Div. Paid
BONDS	Name	# Shares	Interest or Dividend $
Investment Property	Location	Value	

Lottery Application General Wait List

This application expires April 9, 2025

PLEASE CHECK THE FOLLOWING AND SIGN BELOW:

1. ❑ Yes I/We certify that the information in this application and documentation submitted in with this application is true and correct to the best of my/our knowledge and belief under full penalty of perjury. I/We understand that perjury will result in disqualification from further consideration in this program.

2. ❑ Yes I/We understand that the use of this application is for placement in a Ready Renter Lottery and/or on a Wait List to rent an affordable unit on Cape Cod, and does not guarantee an offer of housing.

3. ❑ Yes I/We understand that the property owner or property manager of a specific unit makes the final tenant selection determination and NOT the Ready Renter Program

4. I/We ❑ did ❑ did not file taxes for year 202
   I/We ❑ did ❑ did not file taxes for year 2023
   I/We ❑ did ❑ did not file taxes for year 202

5. ❑ Yes I/We give permission to the Ready Renter Program to share the application and Supporting documentation with relevant staff of the Town of Yarmouth, the Plymouth Redevelopment Authority, and/or their designees.

Your signature(s) below gives consent to the Town of Yarmouth, the Plymouth Redevelopment Authority, or its Designee to verify the information provided in this application.

No applications will be considered complete unless signed and dated by the Applicant and Co-Applicant (if any).

_____ _____

Applicant Signature Date

_____ _____

Co- Applicant Signature Date